WARRANTY DEED

STATE OF TENNESSEE BOOK 11472 PG. 709
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Scott Starling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF May 19 99

Lori C. Warren
Notary Public

MY COMMISSION EXPIRES: 1-30-2002
(AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

TCB-SHPC-99-1416

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Heritage Painting Co.	**SAME**	MAP 082
(NAME)	(NAME)	
302 Hancock Street		GROUP 07
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		PARCEL 315
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, E. R. Buchi d/b/a Erban Realty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southern Heritage Painting Co.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot no. 30 and the east 10 feet of Lot no. 31 on the Map of East Nashville Real Estate Co.'s Plan of Lots, as of record in Book 57, page 11, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 60 feet on the south side of Hancock Street and runs back between parallel lines, 175 feet, more or less, along the east margin of Meridian Avenue or Street to an alley in the rear.

Being the same property conveyed to E. R. Buchi d/b/a Erban Realty by Deed from Anthony C. Taylor and wife, Maria Taylor and Jerry B. Taylor and wife, Diane Taylor, of record in Deed Book 6635, Page 967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

MAIL ENV. IDENTIFICATION REFERENCE
05852278
99 MAY 11 AM 9:15
WILLIAM BURL PEARL REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 302 Hancock Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of May, 19 99

E. R. Buchi By [signature] Attorney in Fact
E. R. Buchi d/b/a Erban Realty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11472 PG. 710

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. R. Buchi d/b/a Erban Realty

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood _____, Tennessee, this 5th day of May 19 99 .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON this the 7th day of May, 1999, before me personally appeared Julian N. Fotre, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of E. R. Buchi, Sr. and who acknowledged that E. R. Buchi, Sr. executed the same as the free act and deed of the said E. R. Buchi, Sr. by virtue of that Power of Attorney, duly executed by the said E. R. Buchi, Sr. and appearing of record in Book 11472, page 707 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, TEnnessee, this 7th day of May, 1999.

My Commission Expires: 1/30/2002

NOTARY PUBLIC

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LORI C. WARREN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11472 PG. 711

0585278

IDENTIFICATION REFERENCE

99 MAY 11 AM 9:15

BILL GARRETT - REGISTER
DAVIDSON COUNTY, TN.

CAMT	34000.00
CON TA	133.20
PRFEE	1.00
MISCED	8.00
CFEE	2.00
TOTAL	144.20
CHECK	144.20

D DIAP 01 09:15 0001 4224

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458877