Instr:200004100035876 Page: 1 OF 2
REC'D FOR REC 04/10/2000 1:51:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $83.25

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **7th** day of **April, 2000** between **David L. Bibee, unmarried, ,** GRANTOR, and **B & M Enterprises, Partnership ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lots Nos. 309, 311, and 313 of Block 44, Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 309 and 311 and 313 front together 75 feet on the northerly side of Illinois Avenue and run back between parallel lines with the easterly margin of an alley, 150 feet to an alley in the rear.

Also included in this conveyance is a strip of land 12 feet X 150 feet, more or less, created by the closing of an alley by Metro Ordinance 941-139.

Being the same property conveyed to David L. Bibee by Warranty Deed from Therese Drazba, Unmarried, of record in Book 10411, page 426, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Unimproved property known as 4406 Illinois Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **7th** day of **April, 2000.**

David L. Bibee

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Bibee, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 7th day of April, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires May 26 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $22500

Affiant

Subscribed and sworn before me this 7th day of April, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires May 26 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Ben Johnson
900 44th Avenue N.
Nashville, TN 37209

Send Tax Bills to:

New Owner

Map & Parcel Number:

Map 91-12-O Parcel 14