40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/00 15:54 2pgs
Fees:11.00 Taxes:666.00

20001215-0123581

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
14th DAY OF December, 2000

Notary Public AT LARGE

MY COMMISSION EXPIRES: 4/22/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Debray	New Owner	MAP 105-14-0
(NAME)	(NAME)	
204 Lewisburg Avenue		PARCEL 84
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, Charles L. Hendricks, Sr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Debray and Bob Bass, as tenants in common

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 Lots Nos. 3 and 4 of Block No. 4 on the Plan of the Re-Subdivision of Blocks 1 to 8 inclusive, in Yarbrough's Subdivision of Woodland, of record in Book 57, page 155, Register's Office of said County, as follows:

Said Lot No. 3 fronts 50 feet on the easterly side of Eighth Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet, more or less, to an alley.

Said Lot NO. 4 fronts 50 feet on the easterly side of Eighth Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet to an alley.

Being part of the same property conveyed to Charles L. Hendricks, Sr. by deed from A. J. Saucier of record in Book 11741, page 199, said Register's Office.

This conveyance is made subject to the such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 2216 and 2218 8th Avenue South, Nashville, TN 37203
(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 14th day of December, 2000

Charles L. Hendricks, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Hendricks, Sr., unmarried

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 Gallatin, _____, Tennessee, this 14th day of December, 2006.

Commission expires 7/26/2007

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

My Commission Expires July 26, 2003

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

My commission expires _____

_____
Notary Public