01010109

Bk 28A

Davidson County DEEDWARR
Recvd: 03/08/01 12:51 2pgs
Fees:11.00 Taxes:555.00

20010308-0022060

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME BEFORE, THIS THE 7th DAY OF March, 2001.

NOTARY PUBLIC

My Commission expires: 7-26-2

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
CHRISTINA RIBBONS	SAME	Map:105-07 Parcel:488
(NAME) 1293 Currey Rd	(NAME)	Map: 105-07 Parcel: 418
(ADDRESS) Nashville Tn 37217	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 01010109

Warranty Deed

For and in Consideration Of the sum of $150,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

P & P PROPERTIES , A TENNESSEE GENERAL PARTNERSHIP

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHRISTINA RIBBONS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of B.F. Brown's Subdivision of the Rains Spring Tract. as of record in Book 57, page 115, Register's Office for said County, less that portion conveyed to the City of Nashville for the widening of Fourth Avenue South, as of record in Book 1005, page 393, Register's Office for said County.

Said part of Lot No. 40 fronts 50 feet, more or less, on the westerly side of Fourth Avenue South, formerly the Nolensville Turnpike, as widened, and runs back 126 feet, more or less, on the southerly line and 81 1/2 feet, more or less, on the northerly line, with the southerly margin of an alley, to an alley in the rear, measuring 67 feet on said rear line.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Coursey Subdivision, of record in Book 5190, page 517, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 56 feet on the westerly margin of 4th Avenue South and runs back 158.89 feet on the northerly side lot line and 185.10 feet on the southerly side lot line, being a broken line, to a line on the rear on which it measures 12.96 feet thereon.

Being the same property conveyed to P & P Properties, a Tennessee general partnership by deed from RIchard R. Townes, a single man of record in Book 8084, page 88, Register's Office for Davidson County, Tennessee.

This is improved property known as 1413 4TH AVENUE SOUTH (1413 & 1421), NASHVILLE, Tennessee 37210

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. 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 7th day of March, 2001.

P & P Properties

BY: Jack Phelps

J. D. Phelps, Jr.

State of Tennessee

County of Davidson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Jack Phelps and J. D. Phelps, Jr., with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged them self to be the Partners of P & P Properties, the within named bargainor, a corporation (or partnership), and that they, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by them self as such officer (or partner).

Witness my hand and official seal at office this 7th day of March, 2001.

My Commission expires:

7-26-2003

MELISSA HAGGARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public