(1)

Bk x 36

THIS INSTRUMENT PREPARED BY:

Amy Adams, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

Davidson County DEEDWARR
Recvd: 08/20/01 11:23 2pgs
Fees:13.00 Taxes:1017.50

20010820-0089505

| | |
|---|---|
| **Name and Address of New Owner:**<br><br>**John W. Guider**<br>**606 Fatherland Street**<br>**Nashville, TN 37206** | |
| **Send Tax Bills to:**<br>**Bank of America, 173**<br>**P.O. Box 1504**<br>**Latham, NV 12110-8004** | |
| **Property Address:**<br><br>606-608 Fatherland Street<br>Nashville, TN 37206 | **Map and Parcel Numbers:**<br><br>**082-16-226 and 082-16-227** |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERNARD T. ALVEY, UNMARRIED, "GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto **JOHN W. GUIDER "GRANTEE",** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lots No. 4 and 5 on the Plan of J. S. Williams Addition To Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bernard T. Alvey, ummarried, By deed from David H. Paine and wife, Shelley Reisman Paine, as Of record in Book 9068, apge 836, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property.

2. 2001 taxes, which Grantees assume and agree to pay.

**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, his heirs and assigns forever; and Grantor does covenant with the said Grantee that he is 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 Grantor does further covenant and bind himself his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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 16th day of August, 2001..

**Bernard T. Alvey**

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**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Bernard T. Alvey, 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 seal at Nashville, Tennessee, this 16th day of August, 2001.

Amy E. Adams

**NOTARY PUBLIC**

AMY E. ADAMS NOTARY PUBLIC AT LARGE TENN.

**My commission expires:** My Commission Expires JAN. 25, 2003

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**STATE OF TENNESSEE ]**
**]**
**COUNTY OF DAVIDSON ]**

The actual consideration or value whichever is greater, for this transfer is $275,000.00.

**Affiant**

Subscribed and sworn to before me, this the 16 day of August, 2001

Amy E. Adams

**NOTARY PUBLIC**

AMY E. ADAMS NOTARY PUBLIC AT LARGE TENN.

**My commission expires:** My Commission Expires JAN. 25, 2003

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***Deed-Milam***