Davidson County DEEDWARR
Recvd: 10/09/01 14:36 2pgs
Fees:13.00 Taxes:40.70

20011009-0110040

Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
B & W Management, LLC 4290 Brick Church Nashville, TN 37189	92-06-285.00	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged and Vannorris Lawrence (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to B & W Management, LLC (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot Nos. 21-22 and the westerly part of Lots Nos. 23-24 on the Map of Sam and Emily Lee's Subdivision, as of record in Book 421, page 191, Register's Office for Davidson County, Tennessee.

Said westerly part of Lots Nos. 23-24 fronts together 90 feet on the westerly side of 31st Avenue North, and adjoin to Lots Nos. 21-22, running back westwardly 185 feet on the north side of a 10 foot alley. Thence northwardly on the east side of 10 foot alley in the rear 85 feet. Thence eastwardly 165 feet to 31st Avenue North. Thence southwardly 90 feet to the beginning.

Being the same property conveyed to Reuben Lawrence and Vannorris Lawrence by deed of record in Book 1323, page 373, Register's Office for Davidson County, Tennessee. Reuben Lawrence now being deceased.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is unimproved property located at 809 31st Avenue North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $11,000.00.

Beatrice T. Johnson
Affiant

Subscribed and sworn to before me this 8th day of October, 2001.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2002

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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063258-006 10/08/01

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 8th day of October, 2001.

Vannorris Lawrence
VANNORRIS LAWRENCE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Tamara Graham, Notary Public, Vannorris Lawrence with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of October, 2001.

Tamara Graham
Notary Public
My Commission Expires: My Commission Expires MAR. 27, 2004

