Davidson County DEEDWARR
Recvd: 10/15/01 15:15 2pgs
Fees:13.00 Taxes:29.60

20011015-0112208

PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **October, 2001** between **R.L. GANT, a married man** , GRANTOR, and **THE CODA REALTY, LLC** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lots Nos. 1 and 2 on the Plan of A.C. Dudley's Subdivision of part of the Nichol property; as of record in Book 161, page 10, Register's Office for said County.

Said part of Lots Nos. 1 and 2 front 50 feet on the easterly side of 23rd Avenue, North, formerly Bosley Street and runs back between parallel lines, with the southerly margin of Simpkins Street. 100 feet to a dead line.

BEING THE SAME property conveyed to R. L. Gant by Deed from Robert A. Campbell in Book 11675, page 193 dated 9/24/99 and recorded 9/24/99, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and paid by the Grantor(s); any and all matters appearing of record in Plat Book 161, page 10; and any and all easements, right of ways, zoning regulations, setback lines, restrictions, restrictive covenants, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above property is unimproved with an address of 2114 23rd Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

R L Gant

R.L. GANT
Signature of Seller

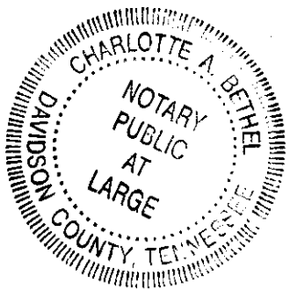
INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **R.L. GANT, a married man** , the within named bargainor, 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, at office, this **11th** day of **October, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04



Name and Address of Property Owner:

THE CODA REALTY, LLC
2114 23rd AVENUE NORTH
NASHVILLE, TN 37208

Property Address:

2114 23rd AVENUE NORTH
NASHVILLE, TN 37208

Person Responsible for Taxes:

same

Parcel #: 81-6/309.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

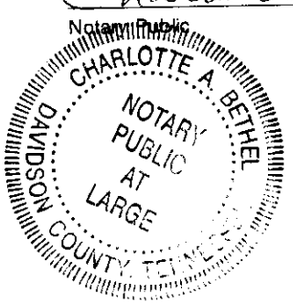
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$8,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **October, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04



RETURN TO:

BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221