Davidson County DEEDWARR
Recvd: 12/04/01 11:00 6pgs
Fees:33.00 Taxes:133.20
20011204-0132795

33B

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP 82-9
PARCEL 153

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$36,000.00**.

Michael Garafola
Affiant

Subscribed and sworn to before me this the 3rd day of December, 2001.

Bobbie Gabbey
Notary Public

NOTARY PUBLIC BOBBIE GABBEY DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/05

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Michael Garafola
(Name)

STREET ADDRESS:

1328 5th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:

SAME
(Name)

STREET ADDRESS:

SAME

W A R R A N T Y D E E D

For and in consideration of the sum of **Thirty-Six Thousand and 00/100 ($36,000.00) Dollars**, cash in hand paid by the hereinafter named Grantees (the "Grantee,") and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fred S. Lawrence, married and William B. Lawrence, married**, hereinafter referred to as the "Grantors," have bargained and sold, and by these presents does transfer and convey unto **Michael Garafola**, his heirs, successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, the following real property:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is property known as: 1328 Fifth Avenue, North
Nashville, TN 37208

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of

record; provided, however, Grantors warrant to Grantee, his heirs, successors and assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year, county and city, have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever; and Grantors do covenant with the said Grantee that they 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 Grantors further covenant and bind themselves, their heirs, successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 3rd day of December, 2001.

Grantors:

Fred S. Lawrence

Fred S. Lawrence

See Attached Page for Signature

William B. Lawrence

Velvet E. Hunter, the spouse of Fred S. Lawrence and **Claudia L. Switzer**, the spouse of William B. Lawrence, join in this Warranty Deed for the purpose of conveying all of their legal, equitable and martial rights in and to the property, and for the purpose of consenting hereto.

* Velvet Y. Hunter

VELVET E. HUNTER

See Attached Page for Signature

CLAUDIA L. SWITZER

record; provided, however, Grantors warrant to Grantee, his heirs, successors and assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year, county and city, have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever; and Grantors do covenant with the said Grantee that they 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 Grantors further covenant and bind themselves, their heirs, successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 3rd day of December, 2001.

Grantors:

(See Previous Page for Signature
Fred S. Lawrence

William B. Lawrence

Velvet E. Hunter, the spouse of Fred S. Lawrence and **Claudia L. Switzer**, the spouse of William B. Lawrence, join in this Warranty Deed for the purpose of conveying all of their legal, equitable and martial rights in and to the property, and for the purpose of consenting hereto.

See Previous Page for Signature
VELVET E. HUNTER

Claudia Switzer
CLAUDIA L. SWITZER

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 **Fred S. Lawrence**, 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 Nashville, Tennessee, this 3rd day of December, 2001.

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 3/26/05

STATE OF CALIFORNIA)
COUNTY OF San Francisco) S.S.

Before me, the undersigned, a notary public in and for said County and State, personally appeared **William B. Lawrence**, with ~~whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at San Francisco, California this Third day of December, 2001.

ANDREW F. ALBRIGHT COMM. #1252845 NOTARY PUBLIC-CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Feb. 7, 2004

Notary Public

My Commission Expires:

STATE OF CALIFORNIA)
COUNTY OF San Francisco) SS

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Claudia L. Switzer**, ~~with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at San Francisco, California this Third day of December, 2001.

ANDREW F. ALBRIGHT COMM. #1252845 NOTARY PUBLIC-CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Feb. 7, 2004

Notary Public

My Commission Expires:

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 **VELVET K. HUNTER**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 3/26/05

EXHIBIT "A"

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee being generally located at the southeast corner of the intersection of 5th Avenue North @ Taylor Street and being more particularly described as follows, according to a survey made by Gregory E. Daniels, RLS# 1489, of Daniels & Associates, Inc., P.O. Box 3629, Brentwood, TN 37024, dated August 30, 2001 as follows:

Beginning at a Tack in Lead set on the easterly right-of-way of 5th Avenue North; said point being S 27 deg 16' 16" E 35.00 feet from the southerly right-of-way of Taylor Street; and proceeding as follows,

1. Leaving said easterly right-of-way of 5th Avenue North N 62 deg 58' 45" E 105.00 feet to an iron pin set; thence,

2. S 27 deg 16' 16" E 28.21 feet to an iron pin set; thence,

3. S 62 deg 57' 22" W 105.00 feet to a Tack in Lead set on the easterly right-of-way of 5th Avenue North; thence,

4. With said easterly right-of-way of 5th Avenue North N 27 deg 16' 16" W 28.25 feet to the point of beginning.

Containing 2964 square feet or 0.07 acres more or less.

The above described property is subject to any easements and/or restrictions an accurate title report may find.

Being a portion of the same property conveyed to Fred S. Lawrence and William B. Lawrence by Deed of Record in Instrument No. 20010911-0098479, Register's Office for Davidson County, Tennessee.

The above property is known as: 1328 5th Avenue North, Nashville, Davidson County, Tennessee
(Property Map 82-09, Parcel 153)

J:Gar.WD