Realty Title 48-A
63

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2001.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

RE-RECORD

Davidson County DEEDWARR
Recvd: 12/12/01 11:04 2pgs
Fees:12.00 Taxes:0.00

20011212-0137127

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert W. Bolster, Sr. 3617 Meadowbrook Ave. Nashville TN 37205	Robert W. Bolster, Sr. 3823 Central Avenue Nashville, TN 37205	104-05-0 274.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James B. Garner and Jerry W. Garner, Sr. and Nancy Garner Brown, heirs at law of Vauda M. Garner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert W. Bolster, Sr. and wife, Alice T. Bolster, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 445 and part of Lot 449, on the Map of the Richland Realty Company's Subdivision "C" of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee. **

Being the same property conveyed to Vauda M. Garner by deeds from Bransford Realty Company of record in Book 1014, Page 222, and from Nellie Vernona Leverton of record in Book 2743, Page 553, Register's Office for Davidson County, Tennessee. Vauda M. Garner died on December 18, 1998, leaving as her sole heirs at law her three children, James B. Garner, Jerry W. Garner, Sr. and Nancy Garner Brown.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3617 Meadowbrook Ave., Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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 my hand this 29th day of June, 2001.

James B. Garner, Heir at Law

Jerry W. Garner, Sr., Heir at Law

Nancy Garner Brown, Heir at Law

Davidson County DEEDWARR
Recvd: 07/06/01 14:54 2pgs
Fees:13.00 Taxes:851.00

20010706-0072406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James B. Garner, Jerry W. Garner, Sr. and Nancy Garner Brown, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 2nd day of July, 2001.

Notary Public

My Commission expires 03/14/05

** Said Lot No. 445 fronts sixty feet on the southerly side of Meadowbrook Avenue and runs back between parallel lines 200 feet to an alley.

The southwesterly part of Lot No. 449 being more particularly described as follows:
BEGINNING at the southwest corner of said lot, at the intersection of two alleys; thence along the margin of an alley, North 68 degrees 39' East 60 feet to a corner of the property as conveyed by deed of record in Book 739, Page 121, said Register's Office, said point being 9.8 feet west of the common corner of Lots Nos. 449 and 450; thence North 6 degrees 30' West 100 feet to a point; thence North 88 degrees 16' West 69 feet to a point in the easterly margin of an alley, which point is 17.8 feet south of the southeast corner of Lot No. 445; thence along the margin of an alley South 11 degrees 14' East 125.7 feet to the point of beginning.