BOX 10-B

Davidson County DEEDWARR
Recvd: 02/05/02 14:55 2pgs
Fees:13.00 Taxes:222.00

20020205-0015999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4TH DAY OF **FEBRUARY, 2002.**

Notary Public

MY COMMISSION EXPIRES: **OCTOBER 25, 2003**

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY M. BONE, ET UX	**SAME**	**92-9-164**
(NAME)	(NAME)	
5009 TRACEWAY DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOE HUNT** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY M. BONE AND WIFE, TONYA R. BONE** HEREIN AFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Nashville, Davidson County, Tennessee, being Northerly of Charlotte Avenue (80' R.O.W.) Westerly of 38th Avenue North (50' R.O.W.) and being all of Lot One and the Northerly portion of Lot 2 on the Plan of W. H. Wiles Subdivision as evidenced in Book 161, Page 56, R.O.D.C., TN, and being more particularly described as follows:

BEGINNING at an iron pin in the Northerly margin of Charlotte Avenue said point being the Southeasterly most corner of the Lydia Kornman tract as evidenced in Book 3675, Page 41, R.O.D.C., TN, said point also being 412.50' more or less Westerly along said margin of Charlotte Avenue from the centerline of 38th Avenue North, thence;

1) Leaving said Northerly margin of Charlotte Avenue and with the Easterly line of Kornman, N 07 deg. 43' 50" E a distance of 171.00' to an iron pin in the Southerly line of Skyline Manufacturing Company as evidence in Book 2198, Page 11, R.O.D.C., TN, thence;

2) With said Southerly line S 89 deg. 43' 34" E a distance of 105.00' to an iron pin, thence;

3) With the Westerly line of a tract conveyed to Skyline Manufacturing Company as evidenced in Book 3505, Page 599, R.O.D.C., TN, S 07 deg. 43' 50" W a distance of 35.39' to a point, thence;

4) Leaving said line and severing the lands of John D. Cole and Jerry Lovett as evidenced in Book 5099, Page 849, R.O.D.C., TN, N 89 deg. 43' 34" W a distance of 50.00' to a point, thence;

5) Continuing, S. 07 deg. 43' 50" W a distance of 135.61' to an iron pin in the Northerly margin of Charlotte Avenue, thence;

6) With the Northerly margin of Charlotte Avenue, N. 89 deg. 43' 34" W a distance of 55.00' to the Point of beginning and containing 11,080 square feet more or less.

Being the same property conveyed to Joe Hunt from Jimmy A. Duncan, Trustee, by deed of record in Book 10534, page 988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

THIS IS COMMERCIAL PROPERTY AND IS NOT NOW NOR HAS EVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

Unimproved ( )
This is improved(X) property, known as **3808 CHARLOTTE AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 5th DAY OF **FEBRUARY, 2002.**

JOE HUNT

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 **JOE HUNT**, the bargainor(s), 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 5th DAY OF **FEBRUARY, 2002.**

Commission expires: **OCTOBER 25, 2003**

LEE A. COHEN
NOTARY PUBLIC
Notary Public
AT LARGE
STATE OF TENNESSEE