Davidson County DEEDWARR
Recvd: 03/14/02 10:45 2pgs
Fees:12.00 Taxes:0.00

20020314-0032261

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 40210

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/01 13:39 2pgs
Fees:13.00 Taxes:148.00

[redacted]

20011121-0128096

RE-RECORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 7th DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 7-24-2004

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
I-65 REALTY PARTNERS, LLC c/o NATIONAL REALTY GROUP, INC. P. O. Box 27740 Las Vegas, Nevada 89126	SAME	93-14-203 7W 5500

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, JERRY C. PENDERGRASS, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **I-65 REALTY PARTNERS, LLC**

HEREINAFTER 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 Davidson County, Tennessee, being Lot 24 in O. Ewing's Addition to South Nashville, a plan of which is of record in Book 21, page 120, Register's Office for said County.

SAID Lot No. 24 fronts 66 feet on the northerly side of Drexel Place, formerly Central Street, and runs back between two alleys 191 feet, more or less, to an alley in the rear, and measures 66 feet on said rear line.

BEING the same property conveyed to Jerry C. Pendergrass, Unmarried, by deed from G. L. Van Horn of record in Instrument Number 20011121-0128095 , Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as **648 Drexel Street, Nashville, Tennessee 37203**

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 and 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 7th DAY OF SEPTEMBER, 2001.

JERRY C. PENDERGRASS

This deed is being re-recorded to insert the recorded Instrument No. in the derivation clause which was inadvertently omitted.

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 JERRY C. PENDERGRASS, UNMARRIED, 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 the 7th day of September, 2001.

Janet S. Davis
NOTARY PUBLIC

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-2004