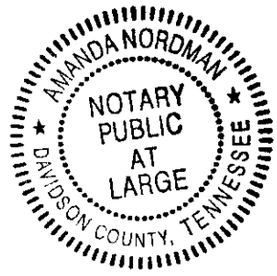
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/08/02 16:32 2pgs
Fees:13.00 Taxes:777.00

20020408-0043055

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC,
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0440

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Larkin Oates	C. Larkin Oates	083-14-0-042.00
(NAME)	(NAME)	
128 South 17th Street	128 South 17th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Phillip B. Green, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Larkin Oates, 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 the southerly 50 feet of Lots Nos. 31, 32, and 33 on the Plan of the subdivision of the Lindsley Chadwell Tract, of record in Book 2, Page 24, Chancery Court at Nashville, Tennessee.

Said parts of Lots Nos. 31, 32, and 33 from together 50 feet on the westerly side of South 17th Street and extend back between parallel lines with the northerly margin of Russell Street 150 feet to the easterly line of Lot No. 34 on said plan.

Being the same property conveyed to Robert B. Green and wife, Juanita Green by Warranty Deed from Philip D. Carr of record in Book 9263, Page 184, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Phillip B. Green by Quitclaim Deed from Robert B. Green and wife, Juanita Green of record in Book 10562, Page 767, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Phillip B. Green, Robert B. Green and Juanita Green by Quitclaim Deed from Phillip B. Green of record in Instrument Number 200001310009781, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Phillip B. Green by Quitclaim Deed from Phillip B. Green, Robert B. Green and Juanita Green of record in Instrument Number 20000223-0017706, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 128 South 17th Street, Nashville, TN 37206
(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 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 25th day of March, 2002.

Phillip B. Green

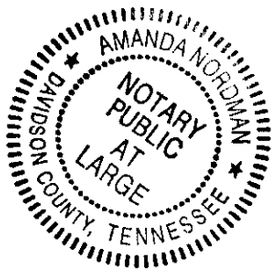
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip B. Green the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 25th day of March, 2002.

Commission expires: 1/29/05



Amanda Nordman
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076