Davidson County DEEDWARR
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Fees:13.00 Taxes:177.23

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PICK-UP

This instrument was prepared by
John J. Archer, Atty., 300 Jas. Robertson Pky., 3rd Floor, Nashville, TN 37201

Mail →

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration given for this transfer or the value of the property transferred, whichever is greater, is $47,900.00.

Sworn to and subscribed before me this 22 day of April, 2002.

Grantee or Grantee's Agent

Notary Public / My commission expires 7-30-05

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL ID
Donald R. Shaw 6880 Burkitt Rd. Antioch, TN 37013	same	Map 105-16 Parcel 238

WARRANTY DEED

For good and valuable consideration, the receipt of which is acknowledged, the Grantor,

COMFORT SUPPLY, INCORPORATED, a Tennessee corporation,

has bargained and sold, and by these presents does transfer and convey unto the Grantee,

DONALD R. SHAW, his heirs and assigns, the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Lot No. 4 in the ReSubdivision of a portion of Lot No. 1 on the Plat of South Highland Subdivision, as of record in Book 4060, page 163, Register's Office for said County, more particularly described as follows:

Beginning at a point in the northerly margin of Carson Street, said point being the southeast corner of the Sinclair Service Station (Myrtle S. Sain Property), as recorded in Book 2864, page 383, said Register's Office; thence North 37° 16' 41" East 30.28 feet, North 71° 18' 09" East 72.43 feet, South 69° 11' 50" East 108.24 feet; thence in a southwesterly direction 123.11 feet to a point in the northerly margin of Carson Street; thence along said margin of Carson Street, North 51° 52' 39" West 142.52 feet to the point of beginning.

Being the same property conveyed to Comfort Supply, Incorporated, a Tennessee corporation, by deed from Donald R. Shaw and wife, Dotty Shaw, of record in Book 5761, page 888, said Register's Office.

PROPERTY ADDRESS: This is unimproved property known as 2106 Carson Street, Nashville, TN 37211.

Said property is conveyed subject to such restrictions, easements and set-back lines as may affect the premises, and to the lien of 2002 *ad valorem* taxes, the payment of which has been assumed by the Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever. And the Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and that the same is unencumbered except as stated above. And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

In witness whereof, the Grantor has caused this instrument to be executed by its duly authorized officer, this 30 day of April, 2002.

COMFORT SUPPLY, INCORPORATED

by _____, Pres
Donald R. Shaw, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of April, 2002, before me appeared DONALD R. SHAW, to me personally known, who, being by me duly sworn, did say that he is the President of COMFORT SUPPLY, INCORPORATED, a Tennessee Corporation, and that the foregoing instrument was signed by him as such President for and in behalf of the said corporation, and as the free act and deed of COMFORT SUPPLY, INCORPORATED, for the purposes therein contained.

I certify that I am a Notary Public authorized to act and now acting within and for the State aforementioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission
expires 7-30-05

_____
Notary Public

JOHN J. ARCHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.