PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 05/16/02 12:57 2pgs
Fees:13.00 Taxes:35.15

20020516-0060240

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **May, 2002** between **DAVID RACHEL and JANET C. RACHEL** , GRANTOR, and **P.T. DEVELOPMENT, LLC** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING part of the westerly one-half of Block Number 31, is the Plan of the Resubdivision of Midway Plan of record in Plat Book 421, Page 11, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of 33rd Avenue North, 200 feet southerly from the southwest corner of 33rd Avenue North and Eden Street; thence with the easterly margin of said Avenue, northwardly 50 feet to the southwest corner of a part of said Block conveyed to George Palmer; thence with the Southern Boundary of said Palmer Property eastwardly 150 feet to a point on the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 50 feet to a point thence westwardly 150 feet to the beginning.
Being the same property conveyed to David Rachel and wife, Janet C. Rachel by deed from Frances Bond, a widow, of record in Book 9761, Page 815, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters in Plat of record in Book 421, Page 11; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.
The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

David Rachel
DAVID RACHEL
Signature of Seller

Janet C. Rachel
JANET C. RACHEL
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DAVID RACHEL and JANET C. RACHEL** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **6th** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3-26-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES: 3-26-05

Name and Address of Property Owner:

P.T. DEVELOPMENT, LLC
414 UNION STREET, 6TH FLOOR
NASHVILLE, TN 37239

Property Address:

938 33RD AVENUE NORTH
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

Parcel #:
092-05-0
135.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$9,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3-26-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 03-26-05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076