18784

Davidson County DEEDWARR
Recvd: 09/19/02 15:00 2pgs
Fees:13.00 Taxes:438.45
20020919-0114455

B04 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $118,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF September, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18784SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey Dobyns 904 Gilmore Avenue Nashville, TN 37204	The American National Bank 913 South 4th Street, Ste 102 DeKalb, IL 60115	118-01-270

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William E. Tidwell, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jeffrey Dobyns, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William E. Tidwell, unmarried, by Warranty Deed from REO Resource Group, Inc., of record in Book 9607, page 608, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 57, page 93, Register's Office for Davidson County, Tennessee; and

4. Subject to Urban Zoning Overlay of record as Metro Bill No. BL-2000-476, of record in the Metro Clerks Office for Davidson County, Tennessee.

This property is also known as improved property located at 904 Gilmore Avenue, Nashville, TN 37204.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 12th day of September, 2002.

William E. Tidwell

William E. Tidwell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 12, 2002, before me personally appeared William E. Tidwell and to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

Witness my hand and official seal this 12th day of September, 2002.

NOTARY PUBLIC