BOX 10-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Jerry M. Bone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF OCTOBER, 2002.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2003

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/28/02 10:34 2pgs
Fees:13.00 Taxes:370.00

20021028-0131437

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JERRY M. BONE, ET UX | SAME | 92-09-0 165 |
| (NAME) 5009 TRACEWAY DRIVE | (NAME) | |
| (ADDRESS) NASHVILLE, TN 37221 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

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, **RUBY LOVETT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY M. BONE AND WIFE, TONYA R. BONE** HEREIN AFTER 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 Nashville, Davidson County, Tennessee, being North of Charlotte Avenue (80 foot R.O.W.) and West of 38th Avenue North (50 foot R.O.W.) and being the Southerly portion of Lot 2 on the Plan of W.H. Wiles Subdivision as evidenced in Book 161, page 56, R.O.D.C., TN., and being more particularly described as follows:

Beginning at an iron pin in the Northerly margin of Charlotte Avenue said point being the Southeasterly most corner of the Skyline Manufacturing Company as evidenced in Book 3505, page 599, R.O.D.C., TN., said iron pin being 307.50' more or less Westerly along said margin from the centerline of 38th Avenue North, thence:

1) With said Northerly margin, N 80 deg. 43 min. 34 sec. W, a distance of 50.00' to an iron pin, thence:

2) Leaving said margin and severing the Lands of John D. Cole and Jerry Lovett as evidenced in Book 5099, page 849, R.O.D.C., TN., N 7 deg. 43 min. 50 sec. E, a distance of 135.61' to a point, thence:

3) Continuing, S 89 deg. 43 min. 34 sec. E a distance of 50.00' to a point in the Westerly line of said Skyline Manufacturing Company, Thence:

4) With said Westerly line, S 07 deg. 43 min. 50 sec. W, a distance of 135.61' to the Point of Beginning and containing 6723 square feet more or less.

Being the same property conveyed to JERRY LOVETT AND WIFE, RUBY LOVETT, by deed from JOHN D. COLE, of record in Book 7932, page 342, and part of the same property in the deed from CBS REALTY CO., of record in Book 5099, page 849, said Register's Office. The said Jerry Lovett having since died.

This conveyance is subject to any and all easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

**THIS IS COMMERCIAL PROPERTY AND IS NOT NOW NOR HAS EVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.**

Unimproved ( )
This is improved( X ) property, known as 3804 CHARLOTTE AVENUE, NASHVILLE, TN 37209
(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 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 24 DAY OF **OCTOBER, 2002.**

Ruby Lovett
**RUBY LOVETT**

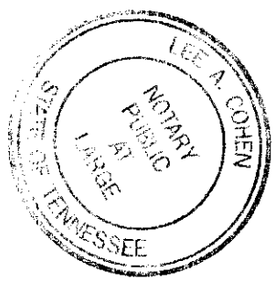
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at NASHVILLE , Tennessee this 24 DAY OF **OCTOBER, 2002.**

Commission expires: **OCTOBER 25, 2003**




Lee A. Cohen
Notary Public