BOX #14A

WARRANTY DEED

G#15489-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/28/02 10:58 3pgs
Fees:18.00 Taxes:695.60

20021028-0131483

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Todd	"New Owner"	* SEE BELOW
(NAME)	(NAME)	
2826 Dogwood Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, Cliff's Cabinet Company, a Tennessee corporation, and John L. Combs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Todd

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:

TRACT NO. I:
LAND in Davidson County, Tennessee, being part of Lot No. 7 of a Plan of Subdivision of Blocks "A" and "D", Merritt Property, as of record in Book 421, Page 153, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the easterly right-of-way of Pillow Street and the southerly right-of-way line of Alley Number 187, 10 feet in width; thence, leaving the easterly right-of-way line of said Pillow Street with the southerly right-of-way line of said Alley Number 187, South 71 deg. 04 min. 17 sec. East, 185.50 feet to an iron rod set in the westerly right-of-way line of Alley Number 1802, 15 feet in width; thence, leaving the southerly right-of-way line of said Alley Number 187 with the westerly right-of-way line of said Alley Number 1802, South 18 deg. 38 min. 02 sec. West, 36.00 feet to an iron rod set at a corner common with the property of W. B. Barrett et ux, of record in Book 2094, Page 10, in the Register's Office for Davidson County, Tennessee; thence, leaving the westerly right-of-way line of said Alley Number 1802 with the northerly right-of-way line of said W. B. Barrett et ux, North 71 deg. 02 min. 26 sec. West, 185.59 feet to an existing iron rod in the easterly right-of-way of said Pillow Street; thence, with the easterly right-of-way of said Pillow Street, North 18 deg. 46 min. 12 sec.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1300 Pillow St &419 Humphreys St, Nashville, TN
(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 October, 2002

Cliff's Cabinet Company

By: John L Combs
John L. Combs, President

John L Combs
John L. Combs

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 JOHN L. COMBS

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 2002

Commission expires 4/10/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared JOHN L. COMBS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Cliff's Cabinet Company, the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

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

My Commission Expires: 4/10/05

Notary Public

East, 35.90 feet to the point of BEGINNING, containing 6.670 square feet or 0.153 acres, more or less.

BEING part of the same property conveyed to Cliff's Cabinet Company and John L. Combs, by Warranty Deed with Vendor's Lien from Cliff's Cabinet Shop, Inc., dated August 1, 1994, of record in Book 9422, Page 936, and in Book 9500, Page 395 (corrected to add Grantors' notary acknowledgments), and re-recorded in Book 10905, Page 510, Register's Office for Davidson County, Tennessee.

BEING improved property, known as 1300 Pillow Street, Nashville, TN 37203

TRACT NO. II:
LAND in Davidson County, Tennessee, being part of Lot No. 55 on the Map of Humphrey, Houston, and Martin's Addition, as of record in Deed Book 36, Page 117, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set in the southerly right-of-way line of Humphreys Street, 50 feet in width, being 66.28 feet East of the easterly right-of-way line of Pillow Street, at a corner common with the property of John L. Combs & Cliff's Cabinet Company, of record in Book 10905, Page 510, in the Register's Office for Davidson County, Tennessee; thence, with the southerly right-of-way line of said Humphreys Street, South 71 deg. 05 min. 22 sec. East, 33.13 feet to an iron rod set at a corner common with the property of Billie W. Rickles, of record in Deed Book 8039, Page 158, Register's Office for Davidson County, Tennessee; thence, leaving the southerly right-of-way line of said Humphreys Street with the westerly property line of said Bille W. Rickles, South 20 deg. 06 min. 14 sec. West, 150.00 feet to an existing iron rod in the northerly right-of-way line of Alley Number 187, 10 feet in width; thence, with the northerly right-of-way line of said Alley Number 187, North 71 deg. 04 min. 17 sec. West, 31.97 feet to an iron rod set at a corner common with the property of said John L. Combs and Cliff's Cabinet Company; thence, leaving said Alley Number 187 with the easterly property line of said John L. Combs and Cliff's Cabinet Company, North 19 deg. 39 min. 39 sec. West, 149.97 feet to the point of BEGINNING, containing 4,881 square feet or 0.112 acres, more or less.

BEING the same property conveyed to Cliff's Cabinet Company, by Warranty Deed dated June 2, 2000, from Mark R. Wood, unmarried, of record in Instrument No. 20000606-0056101, Register's Office for Davidson County, Tennessee.

BEING unimproved property, known as 419 Humphreys Street, Nashville, TN 37203

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; Easement Agreement of record in Instrument No. 20021028-0131482, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and paid by the Grantors herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

*

Tract No. I: Map 105-07-0, Parcel 147.00 (Field Book No. 06DA-19525)
Tract No. II: Map 105-07-0, Parcel 034.00 (Field Book No. 15W-09960)