WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/11/02 13:55 2pgs
Fees:13.00 Taxes:1017.50
20021111-0139016

CHAD WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Andrew Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2002

C Waters
Notary Public

MY COMMISSION EXPIRES: 3-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Donnelly (NAME)	Same (NAME)	MAP 83-9
111 Evander Street (ADDRESS)	(ADDRESS)	PARCEL 366
Nashville, TN 37208 (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, Ron Garrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Donnelly , unmarried

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:

Land in Davidson County, Tennessee, being Lot NO. 52 on the Map of A.V.S. Lindsley's 29-acre tract, of record in Book 57, page 66, Register's Office for said County to which plat reference is herby made for a more complete description of said lot.

Being the same property conveyed to Ron Garrett by deed from March Egerton, filed for record on 10-31-02, in Instrument NO. 200210310133471, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to March Egerton on 04-18-02, by deed from Hyrum K. Branum, filed for record on 06-21-02, in Instrument No. 200206210075115, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Hyrum K. Branum by deed from Stanford Miller, filed for record on 11-17-86, in Book 7041, page 234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Metropolitan Government of Nashville and Davidson County Demolition Code Letter of record as Instrument No. 200004070035462, said Register's Office; (2) any and all restrictions and easements; (3) all matters appearing on the Plan of record in Plat Book 57, page 66, said Register's Office, including any restrictions ancillary thereto; (4) all applicable governmental and/or zoning regulations; (5) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 1415 Forest Ave., Nashville, TN 37206
(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 31st day of October 2002

Ron Garrett

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 Ron Garrett

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 Goodlettsville, Tennessee, this 31st day of October, 2002.

Commission expires _____

C Waters
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, and corporation, 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 corporation, 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

CHAD WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 3-26-05