Davidson County DEEDWARR
Recvd: 02/13/03 15:08 2pgs
Fees:13.00 Taxes:2534.50

20030213-0019989

Prepared by and return to:
David W. McMackin
213-A Ward Circle, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills to:	Map Parcel Numbers
William D. Killen, *et ux.*	Same	104-4-134
(Name)	(Name)	
33 Music Sq. W. Ste 100A		
(Street Address or Route Number)	(Street Address)	
Nashville TN 37203		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, LAB Land and Cattle, Inc., a Texas corporation, has bargained and sold, and does hereby transfer and convey unto the said William D. Killen and wife, Carolyn N. Killen, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Margaret R. Shields Subdivision of Lots Nos. 5 and 6 in O. B. Hayes Plan of Large Lots, as of record in Book 57, page 33, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the easterly side of 17th Avenue, South, formerly Addition Street, and runs back between parallel lines 162-1/2 feet to an alley.

Being the same property conveyed to LAB Land and Cattle, Inc., a Texas corporation, by warranty deed from Randall P. B. Harris and wife, Lara F. Harris, of record in Book 10937, page 747, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1010 – 17th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William D. Killen and wife, Carolyn N. Killen, their (successors), heirs and assigns forever, Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered as follows:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters on the Plan of record in Book 57, page 33, said Register's Office.

3. Easement to Electric Power Board of record in Book 4755, page 591, and Book 4591, page 220, said Register's Office.

4. Urban Zoning Overlay of record as Bill No. BL2000-476, Metro Clerk's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said William D. Killen and wife, Carolyn N. Killen, their (successors), heirs and assigns, against the lawful claims of all parties.

Witness my hand on this 11th day of February, 2003, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

LAB LAND AND CATTLE, INC.

By: Larry A Barnett
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry A. Barnett, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of the LAB Land and Cattle, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, of office in Nashville, Tennessee, this 11th day of February, 2003.

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

D W McMacken
NOTARY PUBLIC

My Commission Expires

My Commission Expires SEPTEMBER 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

William D. Killen
Affiant

Subscribed and sworn to before me this
11th day of February, 2003

D W McMacken
Notary Public

My Commission Expires: _____
(Affix Seal)

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPTEMBER 30, 2006