Davidson County DEEDWARR
Recvd: 05/09/03 14:57 2pgs
Fees:13.00 Taxes:536.50

20030509-0062847

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41941

WARRANTY DEED

NOTARY PUBLIC AT LARGE
ALAN L. SATURN
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Gaddis Po Box # 90201	~~Premier Bank of Brentwood~~ SAME	91-1-19 & 91-1-22
~~749, 753, 759 23rd Street~~	~~5217 Maryland Way~~	
~~Nashville, TN, 37209~~ Nashville TX 37209 37209	~~Brentwood, TN 37027~~	

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/WE,

Lisa D. Friedland , Unmarried

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

Frances Gaddis, Married

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 1: Being the northerly 140 feet of Lot No. 6 on the Plan of West Nashville Annex as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee. Said northerly part of Lot No. 6 is described as follows:

Beginning in the center of 23rd Street opposite the center of Park Avenue, being the corner of Lots Nos. 2, 3, 5 & 6 thence with the center of said street southerly 140 feet to J. K. McKenzie's northeast corner, thence with the center of said alley northerly 140 feet to the corner of Lots 5, 6, 13 & 14, thence with the line between Lots Nos. 5 & 6 easterly 200 feet to the beginning.

Parcel also includes the southerly 75 ft. of Lot 5 on the Plan of West Nashville Annex as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed in Book 2495, Page 169 and Book 2741, Page 35, said Register's Office.

All as described by a mortgage loan inspection by John Kohl & Associates, dated 5/1/03.

Tract 2: Being Lot No. 4 on the Plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for Davidson County, described as follows:

Beginning in the center of 23rd Street at the corner of Lots 4 & 5 on said plan, thence northwestwardly 200 feet to the center of a 15-foot alley, thence with same northeasterly 225 feet more or less to a stone-wall, thence along said stone wall easterly 200 feet to the center of 23rd Street, thence southeasterly 225 feet, more or less, to the point of beginning

Being the same property conveyed to Lisa D. Friedland by deed recorded in Instrument No. 20030508-0061842 **, Register's Office for Davidson County, Tennessee.**

**** This is investment property and not the peronal residence of any Grantor herein or any spouse thereof.**

Unimproved ( )
This is improved (X) property known as 749, 753, 759 23rd Street, Nashville, TN 37209

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/our hand(s) this 6th day of May, 2003

Lisa D. Friedland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Lisa D. Friedland, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2003

Notary Public

My Commission Expires:_____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006