580

Davidson County DEEDWARR
Recvd: 07/01/03 09:07 3pgs
Fees:18.00 Taxes:647.50
20030701-0090428

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Andrew S. Krych 412 Roma Court Nashville, TN 37221	same	19-092-12-0-519.000 19-092-12-0-338.000

This instrument prepared by: David B. Gray Hix & Gray, PLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, J. D. Eatherly ("Grantor") has bargained and sold, and hereby transfers and conveys to Andrew S. Krych ("Grantee"), and his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters as shown on subdivision plan of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

EXECUTED this 30th day of June, 2003.

J. D. EATHERLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, J. D. Eatherly 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 seal, this 30th day of June, 2003.

Notary Public

My Commission Expires: 1/31/04

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whicheyer is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 2003.

NOTARY PUBLIC

My Commission Expires:

1/31/04

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

C:\AmSouth\Krych\Warranty Deed – 202 McMillin

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Gov. McMillin's Plan of the Old State Prison Lands, of record in Book 161, page 119, Register's Office for said County.

Said Lot No. 38 fronts 40 feet on the east side of McMillin Avenue and runs back between parallel lines 100 feet to an alley.

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Gov. McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for said County.

Said Lot No. 39 fronts 40 feet on the easterly side of McMillin Avenue and runs back between parallel lines 100 feet to an alley.

Being part of the same property conveyed to J. D. Eatherly by Warranty Deed from A & M Properties, a Tennessee general partnership, of record as Instrument No. 20020416-0046673, Register's Office for Davidson County, Tennessee.