Davidson County DEEDWARR
Recvd: 08/01/03 15:31 2pgs
Fees:13.00 Taxes:702.63
20030801-0109542

40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Noel L. Concepcion
1416 5th Avenue North
Nashville, TN 37208

**SEND TAX BILL:**

ComUnity Lending
1031 McHenry Avenue, Ste. 11
Modesto, CA 95350

**MORTGAGEE:**
ComUnity Lending
1031 McHenry Avenue, Ste. 11,
Modesto, CA 95350

**MAP AND PARCEL:**
82-9B; Parcel 4

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Intown Properties, L.L.C., ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Noel L. Concepcion, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 4, together with a designated parking space at the rear of Lot 7, on the Plan of Re-Subdivision of Lots 63 and 64 of D.T. McGavock's First Addition, 3rd Revision, of record as Instrument No. 20020802-0092923, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Intown Properties, LLC, a Tennessee limited liability company, by deed of record as Instrument No. 20010831-0094919, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1416 5th Avenue North, Nashville, TN 37208.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of July, 2003.

Intown Properties, LLC

By: _____
William H. Eason, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson )

Before me, the undersigned Notary Public in and for the said County and State, personally appeared William H. Eason, Jr., 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 Chief Manager of Intown Properties, LLC, the bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as such Chief Manager.

Witness my hand and official seal this 30th day of July, 2003.

_____
Notary Public

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $189,900.00.

_____
**AFFIANT**

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

_____
**NOTARY PUBLIC**

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005