03-2514

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Jeffrey C. Williams
811 24th Ave North
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

Davidson County DEEDWARR
Recvd: 09/29/03 16:09 2pgs
Fees:13.00 Taxes:202.58

20030929-0143711

WARRANTY DEED

(Map Number 92-7; Parcel 119.00 **and** Map 92-7; Parcel 120.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ROBERT J. FINNEY AND WIFE, MARLEEN A. FINNEY,** have bargained and sold and do hereby transfer and convey unto **JEFFREY C. WILLIAMS,*** *A Married Man his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

PARCEL 1: LAND in Davidson County, Tennessee, being Lot No. 2 and the south 18 feet of Lot No. 3 on the Plan of A. Roth's Subdivision of Lot No. 12, Boyd McNairy Plan, as of record in Book 57, page 79, Register's Office for said County.

SAID Lot No. 2 and part of said Lot No. 3 adjoin and front together 43 feet on the westerly side of 24th Avenue North and extend back between parallel lines, 140 feet to an alley.

BEING the same property conveyed to Robert J. Finney and wife, Marleen A. Finney by deed from Carl H. Bean, Jr. d/b/a Music City Investment Enterprises, of record in Instrument No. 200105240054523, Register's Office for Davidson County, Tennessee.

PARCEL 2: LAND in Davidson County, Tennessee, being a tract of land located at 809 24th Avenue, North, Which is Lot No. 1 of Roth Subdivision 12 McNairy, identified on the Metropolitan Government records as Field Book 11W-29030, Map and Parcel No. 92-7-120, being 25 x 140 in size.

BEING the same property conveyed to Robert J. Finney and wife, Marleen A. Finney, by deed from Carl H. Bean, Jr. d/b/a Music City Investment Enterprises, of record in Instrument No. 200105240054522, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 57, page 79, to any restrictive covenants, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is property known as: **811 24th Avenue North (Parcel 1 - improved) and 809 24th Avenue North (Parcel 2 - unimproved), Nashville, TN 37208.**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2003 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTORS FURTHER COVENANT and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 5th day of September, 2003.

Robert J. Finney
ROBERT J. FINNEY

Marleen A. Finney
~~**MAUREEN A. FINNEY**~~
Marleen A. Finney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert J. Finney and wife, Marleen A. Finney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 5th day of September, 2003.

Notary

My Commission Expires: 8-20-06

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$54,750.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of September, 2003.

Notary

My Commission Expires:

JAKE CRUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006