Davidson County DEEDWARR
Recvd: 11/13/03 09:10 2pgs
Fees:13.00 Taxes:555.00

20031113-0165907

WARRANTY DEED

B-VR-03-2714

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Darris Bellengalley
Affiant

Subscribed and sworn to before me, this 4th DAY OF November, 2003.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B.I.G. Development, Inc. c/o Steve Neighbors	New owner (NAME)	
1311 Ordway Place (ADDRESS)	(ADDRESS)	84-8.01, 23, 8
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMOGENE KNOWLES HARDY AND VIRGINIA MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto B.I.G. DEVELOPMENT, INC. A. TENNESSEE CORPORATION AND ~~AND~~ DAN EATON D/B/A VINTAGE. BUILDERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being known as Lot 1 and Reserve parcel (23) on the Plat of Knowles & Miller Subdivision of record in Plat Book 4300, page 136 in the Register's Office for Davidson County, Tennessee. Also conveyed herein in property known as Lot No. 1 on unrecorded map of Greer Heights, described according to an unrecorded plan by Ernest Medlin, Surveyor, dated December 11, 1968, as follows:

Said Lot No. 1 of Greer Heights fronts 102.21 feet on the easterly margin of Eastland Avenue and runs back 177.10 feet on the northerly line and 173.20 feet on the southerly line to a dead line in the rear and measures 132.6 feet.

Being the same property conveyed to James R. Knowles and wife, Emogene M. Knowles by Deed from Orval T. Miller and wife, dated June 30, 1967 and filed for record on July 14, 1967 in Book 4152, Page 423, Register's Office for Davidson County, Tennessee. The said James R. Knowles is now deceased.
Emogene M. Knowles is now known as Emogene Knowles Hardy. Also being property conveyed to Orval T. Miller and wife Virginia Miller by Deed dated July 11, 1967 recorded July 13, 1967 in Book 4151, page 906 said Register's Office. The said Orval T. Miller is now deceased. Further being property conveyed to Virginia Miller by Deed dated March 1, 1979 and filed for record May 24, 1979 in Book 5439, page 940 said Register's Office.

This conveyance is subject to Easements of record in Book 4008, page 193, Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as Parcel 23, 2714 and 2710 Eastland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4th day of November, 2003.

Emogene Knowles Hardy

Emogene Knowles Hardy

Virginia Miller by Emogene Knowles Hardy, Attorney in Fact

att.-In-Fact

STATE OF Tennessee

COUNTY OF Davidson

I, Mary Frances Rudy a Notary Public of the County and State first above written, do hereby certify that Emogene Knowles Hardy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of Novemberr, 2003.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 4th day of November, 2003, before me personally appeared Emogene Knowles Hardy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Virginia Miller and who acknowledged that he/she executed the same as the free act and deed of the said Virginia Miller by virtue of that Power of Attorney, duly executed by the said Virginia Miller on May 16 1997, ~~2003~~ and recorded concurrently herewith in Instrument No. 20031113-0116906 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 4th day of November, 2003.

Mary Frances Rudy

NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903