This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1030211

Davidson County DEEDWARR
Recvd: 11/18/03 11:11 2pgs
Fees:13.00 Taxes:832.50
20031118-0168094

Send Tax Bills To:
Kenneth Strong
103 S 13th St.
NASH, TN 37206

New Owner is:
103 South 13th Street
Nashville, TN. 37206

MAP: 83-09-256.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Despina Gaddis Strong** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kenneth Strong** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10 on the Map of Spring Park Addition, as of record in Book 57, Page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the easterly side of South 13th formerly Anne Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Despina Gaddis Strong by Quitclaim Deed from James T. Gaddis and Marie Gaddis Patterson and Samuel Dan Gaddis and Calliope Doussa Gaddis dated _____ and recorded _____, Instrument No. 20031118-0168090 ; * Register's Office for Davidson County, Tennessee. *and dated _____, recorded in Inst. 20031118-0168091, dated _____, recorded in Instr. 20031118-0168092, dated _____, recorded in Instr 20031118-0168093
Also acquired to James T. Gaddis, Marie Gaddis Patterson, Despina Gaddis Strong and Samuel Dan Gaddis, as tenants in common, five percent (5%) and Calliope Doussa Gaddis having 80% interest by Quitclaim Deed from Calliope Doussa Gaddis dated January 13, 2000 and recorded January 13, 2000, Instrument No. 200001130004500, Register's Office for Davidson County, Tennessee. Also acquired in Book 11341, page 180 and Book 11276, Page 468; Book 9667, Page 382 and Book 1580, Page 03.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Grantor and Grantees acknowledge that the foregoing description will be revised by survey and that a Deed of Corrections may, thereafter, be recorded at the option of the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31 day of October, 2003.

GRANTOR:

Despina Gaddis Strong

Despina Gaddis Strong

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Despina Gaddis Strong** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31 day of October, 2003.

JODIE PELLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Jodie Pelley
Notary Public

My Commission Expires: 2/20/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Kenneth Strong
Affiant

SWORN TO and subscribed before me this 31 day of October, 2003.

Jodie Pelley
NOTARY PUBLIC
My commission expires:
2/20/06

JODIE PELLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN