WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/03 15:32 2pgs
Fees:13.00 Taxes:70.30

20031203-0174105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOVEMBER 29, 2005 DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
BTE, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willis White	Willis White	081-11-0-370.00
(NAME) 1604 N 16th Ave.	(NAME) 5450 ~~1604 N 16th Ave.~~ Bacon Rd.	
(ADDRESS) Nashville, TN	(ADDRESS) Oakland, CA 94619 ~~Nashville, TN~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry Rickles and wife, Darlene Rickles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willis White, Married , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ■

This is improved ☐ property, known as 1604 N 16th Ave., Nashville, TN

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of November, 2003.

X Larry Rickles

Larry Rickles

X Darlene Rickles

Darlene Rickles

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Larry Rickles and wife, Darlene Rickles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2003.

Commission expires:

3-15-03

~~Richard Manson~~

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly one half of Lot No. Three Hundred and Five (305) in McGavock Wetmore and Other's Second Addition called the addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said southerly one half of Lot No. Three Hundred and Five (305) fronts fifty (50) feet on the Easterly side of 16th Avenue North formerly Hendershott Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Larry Rickles and wife, Darlene Rickles, by deeds of record as Instrument No. 20030127-0010794, and in Book 10478, Page 471, said Register's Office.

This is not the principal residence of the Grantee.