03-3115

Return to:
AMERICAN TITLE COMPANY, INC.
925 Industrial Drive
Old Hickory, TN 37138

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

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Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref:(KM) Title No: 45141
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/15/03 11:15 2pgs
Fees:13.00 Taxes:171.38
20031215-0178911

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Donnie Adams 308 East Trinity Lane Nashville, Tennessee 37207	Commerce Mtg. Group 611 Commerce St. #2704 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 071-07-197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$46,318.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Garry Neal Bissinger , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James ~~Donnie~~ Adams** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** A single man

Land in Davidson County, Tennessee, being the easterly one-half of Lot #5 in T.W. Crutcher's Subdivision of record in Book 332, page 4, Register's Office for Davidson County, Tennessee. Said easterly one-half of Lot #5 is described as follows:

Said easterly one-half of Lot #5 fronts 50 feet on the South side of Trinity Lane and runs back between parallel lines (166.87 feet on the east line) to an alley in the rear. The easterly line of said lot being 477 feet from the easterly margin of Meridian Street. Together with and subject to a Joint Driveway Agreement of record in Book 11750, page 681, said Register's Office.

Included in the above description, but excluded therefrom is the following property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 8346, page 927, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of Lot no. 5 in T.W. Crutcher's Subdivision of record in Book 332, page 4, said Register's Office for said County, described as follows.

PERMANENT RIGHT-OF-WAY: Beginning at a point, said point being the existing southerly right-of-way margin of Trinity Lane, said point being the existing northeasterly corner of the William C. Harris, et ux property and being held in common with Leroy Kirby, et ux property, proceed S2° 49'29"W. 5.00 feet, to a point; Thence, N87° 10'31"W , 27.79 feet, to a point Thence, with a curve to the right having a radius of 5759.58 feet, a back tangent bearing of N87° 10'31"W, and a length of 22.21 feet, to a point on the westerly William C. Harris, et ux property boundary held in common with James Cole, et ux property; Thence along the westerly William C. Harris, et ux property boundary held in common with James Cole, et ux property N2°49'29"E. 5.00 feet, to a point, said point being the existing northwesterly corner of the William C. Harris, et ux property and being held in common with James Cole, et ux property, Thence along the existing southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent bearing of S86°57'14"W, and a length of 22.21 feet, to a point; Thence, along the existing southerly right-of-way margin of Trinity Lane S87°0'31"E, 27.79 feet, more or less, to the point of beginning.

Total permanent right-of-way containing 250 square feet, more or less.

Being the same property conveyed to Garry N. Bissinger and wife, Dinah R. Bissinger by deed from Kathleen Harris, a single woman of record in Book 11749, Page 418 Register's Office for said County. Barry Neal Bissinger and Dinah Renee Bissinger have since divorced. By Quitclaim Deed of record in Document No. 20021121-0144707, said Register's Office, Dinah Renee Bissinger conveyed her interest in subject property to Garry Neal Bissinger.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All Matters shown on The Plan of record in Book 332, Page 4, said Register's Office and Joint Driveway Agreement of record in Book 11750, page 681, said Register's Office.

This is improved property, known as: 308 East Trinity Lane, Nashville, Tennessee 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Garry Neal Bissinger

State of TENNESSEE
County of DAVIDSON

On this 24th day of Nov, 2003, before me the undersigned authority, personally appeared Garry Neal Bissinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $46,318.00

Affiant

Sworn and subscribed before me this the 24 day of Nov, 2003

Notary Public

SABRINA A. TIGNOR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires JUNE 5, 2007