WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/04 09:27 2pgs
Fees:13.00 Taxes:370.00

20040106-0001769

G-JR-03-1715

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me this 15th DAY OF December, 2003.

Notary Public

LAURA SHOUN NOTARY PUBLIC AT LARGO

MY COMMISSION EXPIRES: 5/30/04

(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
Kenneth D. Davis	NGH Credit Union	
1715 & 1717 12th Avenue North (ADDRESS)	(NAME) 1818 Albion Street	81-11-590
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	(ADDRESS) Nashville, TN 37208 (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 CHARLES EDWARD ROBERTS AND WIFE, MARY ANN ROBERTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH D. DAVIS, UNMARRIED,, 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 Lot No. 2 on a resubdivision of Lot 187 in McGavock Wetmore and others Addition as of record in Book 3842, page 38, Register's Office for said County.

Said Lot 2 fronts 46 feet on the southwesterly side of 12th Avenue North, formerly Florence Street, and extends back at right angles and between parallel lines 154 feet to an alley in the rear.

Being part of the same property conveyed to Charles Edward Roberts and wife, Mary Ann Roberts by deed from James R. Hillin and wife, Nancy T. Hillin dated April 12, 1999 and filed for record April 15, 1999 in Book 11432, page 524, said Register's Office. The said Mary Ann Roberts is signing on behalf Charles Edward Roberts by Power of Attorney as shown of record in Instrument No. 200302070017098, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 3842, Page 38, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1715 & 1717 12th Avenue North, Nashville, Tennessee 37208
(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 15th day of December, 2003.

Charles Edward Roberts Sr

Mary Ann Roberts Attyin Fact,

Charles Edward Roberts by Mary Ann Roberts, attorney-in-fact

Mary Ann Roberts

Mary Ann Roberts

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Mary Ann Roberts personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of December, 2003.

Laura Shoun
Notary Public

My Commission Expires: 5/30/07

(SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 15th day of December, 2003, before me personally appeared Mary Ann Roberts 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 Charles Edward Roberts and who acknowledged that he/she executed the same as the free act and deed by virtue of that Power of Attorney, recorded Instrument No. 200302070017098, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 15 day of Dec, 2003.

Laura Shoun
NOTARY PUBLIC

My Commission Expires: 5/30/07

LAURA SHOUN NOTARY PUBLIC AT LARGE TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903