Davidson County DEEDWARR
Recvd: 01/13/04 15:10 2pgs
Fees:13.00 Taxes:389.43

20040113-0005457

BOX 2

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$105,250.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2003.

Notary Public

My commission expires: ~~My Commission Expires April 6, 2004~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael L. Temple	**Bank of America, NA**	**091-01-019.00**
749 23rd Street	**9000 Southside Blvd.**	
Nashville, TN 37209	**Jacksonville, FL 32256**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Frances R. Gaddis and husband, Benny Gaddis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael L. Temple, unmarried

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:

Land in Davidson County, TN, described as follows:

Tract 1: Being the northerly 140 feet of Lot No. 6 on the Plan of West Nashville Annex as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee. Said northerly part of Lot No. 6 is described as follows:

Beginning in the center of 23rd Street opposite the center of Park Avenue, being the corner of Lots Nos. 2,3,5 & 6; thence, with the center of said street southerly 140 feet to J.K. McKenzie's northeast corner, thence, with the center of said alley northerly 140 feet to the corner of Lots 5,6,13 & 14; thence, with the line between Lots Nos. 5 & 6 easterly 200 feet to the beginning.

Parcel also includes the southerly 75 feet of Lot No. 5 on the Plan of West Nashville Annex as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Frances Gaddis, married, by deed from Lisa D. Friedland, unmarried, of record in Instrument #20030509-0062847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **749 23rd Street, Nashville, TN 37209**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

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 31st day of December, 2003.

Frances R. Gaddis
BY: Benny Gaddis
Her Attorney-In-Fact

Benny Gaddis

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benny Gaddis, married the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **31st** day of **December, 2003.**

Notary Public

My Commission Expires:_____

RITA ANN ANGRUM NOTARY PUBLIC WILLIAMSON CO., TN

My Commission Expires
April 6, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared BENNY GADDIS with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for FRANCES R. GADDIS, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of FRANCES R. GADDIS the within named bargainor(s) by the said BENNY GADDIS as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 31st day of DECEMBER, 2004.

NOTARY PUBLIC

My Commission Expires: _____

RITA ANN ANGRUM NOTARY PUBLIC WILLIAMSON CO., TN

My Commission Expires
April 6, 2004