Davidson County DEEDWARR
Recvd: 02/12/04 15:49 2pgs
Fees:13.00 Taxes:222.00
20040212-0017092

40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Danny D. Dunlap
4305 Glynda Dr.
Nashville, TN 37216

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 82-3
PARCELS 84 AND 554

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kathryn B. Finley and George W. Shuff, III**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Danny D. Dunlap**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot Nos. 162A and 162B on the Plan of Sharpe and Horn's Second Addition to North East Nashville, Zone Lot Division of Lot No. 162 as of record in Plat Book 6200, page 422, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Robert L. Stout and Yvonne Stout and Kathryn B. Finley by deed from Cumberland Builders, Inc. of record in Book 7552, page 115, Register's Office for Davidson County, Tennessee. The said Robert L. Stout and wife, Yvonne Stout, conveyed a 1/2 undivided interest in subject property to George W. Shuff, III, by quitclaim deed of record in Instrument No. 20030305-0028853, said Register's Office. The said Robert L. Stout and wife, Yvonne Stout conveyed all of their interest in the subject property to Kathryn B. Finley and George W. Shuff, III, as tenants in common, by Quitclaim Deed of record in Instrument No. 20040212-0017091, Register's Office for Davidson County, Tennessee.

The above described property has never been the principal residence of the Grantors or their spouses, if married.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 908 A and 908 B N. 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of FEBRUARY, 2004.

Kathryn B. Finley

Kathryn B. Finley

George W. Shuff

George W. Shuff, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Kathryn B. Finley and George W. Shuff, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 11th day of FEBRUARY, 2004.

Wayne Judkins

Notary Public

WAYNE JUDKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

DANNY DUNLAP

AFFIANT

Subscribed and sworn to before me this 11 day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007