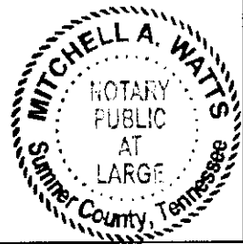
Davidson County DEEDWARR
Recvd: 02/20/04 11:48 2pgs
Fees:13.00 Taxes:499.50

20040220-0019687



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
David S. Derck	National Bank of Commerce	83-5
1420 Franklin Avenue	P.O. Box 30046	GROUP
Nashville, Tennessee 37206	Durham, NC 27702-3046	PARCEL 362

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand dollars and Zero cents ($135,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jason Chaffin, Trustee, with full power and authority to sell, transfer and convey without joinder of any beneficiary, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto David S. Derck, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the westerly 50.0 feet of the easterly 138.0 feet of the northerly 240.0 feet of Block No. 2 on the corrected plan of the subdivision of Blocks 1, 2 and 3 of the T.P. Weakley Home Place as of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 2 fronts 50.0 feet on the southerly side of Franklin or Seymour Avenue and runs back between parallel lines 240.0 feet to the northerly margin of a proposed alley.

BEING the same property conveyed to Jason Chaffin, Trustee of the 1420 Franklin Avenue Trust with full power and authority to sell, transfer, exchange and convey without joinder of any beneficiary, by deed from Marie Meador, a single person, of record as Instrument No. 20040220 0019686 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1420 Franklin Avenue, Nashville, TN 37206

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/her heirs and assigns forever; and I as Trustee, but no further otherwise, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 17th day of February, 2004.

Jason Chaffin, Trustee of the 1420 Franklin Avenue Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Chaffin the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Trustee of the 1420 Franklin Avenue Trust, executed the within instrument for the purposes therein contained by signing as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

