Davidson County DEEDWARR
Recvd: 03/05/04 10:41 2pgs
Fees:13.00 Taxes:351.50

20040305-0025357

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN00647

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Gates **805 N. 16th Street** **Nashville, TN 37206**	**New Owner**	**083-06-0-046.00**

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

Martha S. Miles, unmarried

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

Mary Gates and husband, ~~Christopher~~ Charles Christian Gates

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:

Tract No. 1:
Being the northerly 25 feet of Lot No. 1 on an unregistered Plan of the Subdivision of Lot or Block No. 15 on the Map of Weakley Place, as of record in Book No. 161, page 131, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of 16th Street, 75 feet northerly from the NE corner of 16th Street or Porter Avenue, and Franklin Street, it being the S.W. corner of said Lot No. 1; thence with the easterly margin of the said 16th Street northerly 25 feet to the corner of Lots Nos. 1 and 2; thence easterly with the line between said two lots 150 feet to the westerly margin of an alley; thence with the westerly margin of said alley southerly 25 feet to a point; thence with a line, said line being parallel to the northerly margin of Franklin Street, westerly 150 feet to the point of beginning.

Tract No. 2:
Being Lot No. 2 in Block "C" on the Map showing subdivision of certain lots in Blocks "A", "B", and "C" in Subdivision of Weakley Place, as of record in Plan Book 547, page 12, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 56 feet on the easterly side of Porter Avenue or 16th Street extended, and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Martha S. Miles, unmarried, by Deed from Dick C. Thompson and wife, Clara C. Thompson, dated January 28, 1981 and recorded February 24, 1981 in Book 5713, page 658, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **805 N. 16th Street, 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 20th day of February, 2004.

Martha S Miles

Martha S. Miles

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 Martha S. Miles, unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee, this 20th day of February, 2004.

Commission Expires:_____

Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

My commission expires:_____

_____
Notary Public