# WARRANTY DEED

PICK-UP

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Patton Jr. | William Patton Jr. | 81-11-229 |
| (NAME) 16th Ave., North | (NAME) | |
| 1731 ~~16th Ave., North~~ | 1731 16th Ave. N | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37208 | Nasvhille, TN 37208 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Beth Boone, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Patton, Jr. 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, Tennessee, being more particularly described as follows:

TRACT I

Being the southerly half of Lot No. 351 on the Plan of McGavock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 351 fronts 50 feet on the westerly side of 16th Avenue N., formerly Hendershott Street, and runs back between parallel lines, with the northerly margin of Short Street, 170 feet to an alley.

TRACT II

Being the northerly 1/2 of Lot No. 351 on the Plan of McGavock, Wetmore and Others Second Addition, Called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines, 170 feet to an alley

Being the same property conveyed to CITY DEVELOPMENT COMPANY, by deed of record in Book 4580, page 534, and being part of the same property conveyed to CITY DEVELOPMENT COMPANY, by deed of record in Book 4160, page 28, said Register's Office. Said property being subsequently vested in Beth Boone, Trustee, reference being made to Affidavit of record as Instrument No. X, said Register's Office.

*20040503-0050131

unimproved ☐

This is improved ☒ property, known as 1731 16th Ave. N, Nasvhille, TN 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 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 my hand this 22nd day of April, 2004.

Davidson County DEEDWARR
Recvd: 05/03/04 14:17 2pgs
Fees:13.00 Taxes:157.25

20040503-0050132

Beth Boone, Trustee 4/30/04

Beth Boone, Trustee

STATE OF TENNESSEE

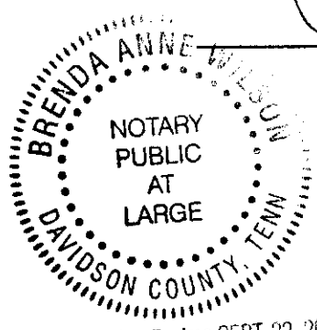
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BETH BOONE, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of April, 2004.

Commission expires:

Notary Public




My Commission Expires SEPT. 22, 2007