FILE BOX "7"

Davidson County DEEDWARR
Recvd: 05/04/04 10:46 2pgs
Fees:13.00 Taxes:703.00

20040504-0050467

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43014

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Glasser et al c/o EATHERLY	SAME AS NEW OWNER	104-6-209
1700 HAYES ST		26W 6360
SUITE 101		
NASHVILLE, TN 37203		

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, I/WE,

Cherry Tree Properties, Inc., a Tennessee Corporation, also known as Cherry Tree Properties

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

Eric Glasser and J. D. Eatherly

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 the North part of Lot Number 76 on the unrecorded Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described as follows:

Beginning at the Southwest intersectin of Orient Circle, now 32nd Avenue, South and Marlborough Avenue, thence with the margin of said Orient Circle Southerly 59.2 feet, more or less, to a point; thence Westerly 151 feet more or less to a point in the East margin of an alley; thence with the margin of said alley, Northerly 34.1 feet to the South margin of Marlborough Avenue; thence with the margin of the same, Easterly 157.6 feet to the point of beginning. Included in the above description but expressly excluded herefrom is a small triangle conveyed to Douglas B. Chandler et ux, of record in Book 3068, Page 291, said Register's Office. EXCLUDED in the above description but INCLUDED in the property is a small triangle conveyed to Evans B. Hunt et ux by deed from Douglas B. Chandler et ux, of record in Book 3068, Page 289, said Register's Office.

Being the same property conveyed to Cherry Tree Properties by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, of record in Instrument Number 20040226-0021871, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 407 32nd Avenue, South, Nashville, TN 37212

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/our hand(s) this 26th day of April, 2004

Cherry Tree Properties

BY: _____, PRES.
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ANTHONY CHERRY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the CHERRY TREE PROPERTIES, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of CHERRY TREE PROPERTIES by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of April, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 7-29-2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006