Davidson County DEEDWARR
Recvd: 05/05/04 11:26 2pgs
Fees:13.00 Taxes:638.25

20040505-0051288

WARRANTY DEED

B-MOC-04-0024

STATE OF
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

LeRay Tremain
Affiant

Subscribed and sworn to before me, this 29th DAY OF April 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/07

(AFFIX SEAL) CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy Tremain	New Owner	156-13-22 and
8101 Chase View Court and 5959 Temple Road	(NAME)	156-13-33
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BA PLUS, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEROY TREMAIN and wife Virginia Tremain, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF , described as follows, to wit:

Parcel One:
Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Revision Two, Final Plat for Chase Creek, of record in Plat Book 9700, page 524, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to BA Plus, Inc. by deed dated November 7, 2002 and filed for record November 12, 2002 in Instrument No. 20021112-0139673, Regsiter's Office for Davidson County, Tennessee.

Parcel Two:
Land in Davdison County, Tennessee, being Lot No. 24 on the Plan of Revision Two, Final Plat for Chase Creek, of record in Plat Book 9700, page 524, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to BA Plus, Inc. by deed dated November 7, 2002 and filed for record November 12, 2002 in Instrument No. 20021112-0139675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8101 Chase View Court and 5959 Temple Road, Nashville, TN 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of April, 2004.

BA Plus, Inc.

By : BERNIE ALLO

Title President

STATE OF
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Davidson County TN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the President of BA Plus, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by his self as President.

Witness my hand and official seal at Nashville TN on this 29th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 11/27/04

CHARLES SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903