Davidson County DEEDWARR
Recvd: 05/28/04 15:31 3pgs
Fees:18.00 Taxes:231.25

20040528-0063308

40A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ray C. Nathurst	New Owner	Map 83-1
c/o Infrastructure		Parcel 315
1802 Hayes Street		
Nashville, TN 37203		11915

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Pauline Forkum, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ray C. Nathurst and Paul E. Biggers, III, as joint tenants with right of survivorship** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Plat Book 974, page 12, said Register's Office.

This is improved property commonly known as 1308 Greenwood Drive, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $62,500.00.

Affiant

Subscribed and sworn to before me this 28 **day of May, 2004.**

Notary Public

My Commission Expires:

PAMELA A. PHILLIPS
Notary Public
At
Large
DAVIDSON COUNTY, TENN.
My Commission Expires
January 26, 2008

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant andforever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of May, 2004.

Pauline Forkum by

Pauline Forkum
by: Charles E. Haynes, Attorney in Fact

Charles E. Haynes attorney in fact

Power of Attorney recorded in Instrument # 20040528-0063306, Register's Office Davidson Co, Tenn.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this _____ day of May, 2004, before me personally appeared Charles E. Haynes, to me known to be the person who executed the foregoing instrument on behalf of Pauline Forkum and who acknowledged that he executed the same as the free act and deed of the said Pauline Forkum.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of May, 2004.

Notary Public

ROBERT JOHN NOTESTINE 236834 NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

EXHIBIT A

Being Lot No. 1 and the westerly or rear part of Lot No. 5 on the Plan of Grissim and Blackman's Subdivision of Lots Nos. 2, 3, 4, and part of 1 of the Greenway Subdivision, as of record in Book 974, page 12. Register's Office for Davidson County, Tennessee, described as follows;

Beginning on the southerly margin of Greenwood Avenue at a point 169.8 feet west of the westerly margin of North 14th Street, said point being the corner of lots Nos. 1 and 2, thence with the line between said two lots, southwardly 140 feet to the northerly line of Lot No. 5, continuing in the same direction 135 feet, in all 295 feet to the northerly margin of a proposed alley; thence with said alley, westwardly 100 feet to the southwest corner line of said Lot No. 5; thence with the westerly line of said Lot No. 5 northwardly 65 feet to another corner of said Lot No. 5, thence eastwardly 50 feet, thence northwardly 90 feet to the southwest corner of Lot No. 1, continuing in the same direction 140 feet in all 230 feet to the southerly margin of Greenwood Avenue, thence with said Avenue, eastwardly 50 to the beginning.

Being the same property conveyed to Pauline Forkum from Joe Thomas Pugh and wife, of record in Book 2996, page 384, said Register's Office for Davidson County, Tennessee.