WARRANTY DEED

ELAINE EVERSMEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/06/04 09:19 2pgs
Fees:13.00 Taxes:355.20

20040706-0079675

D-0410

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ironelly M. Mora	National Bank of Commerce	092-05-0-329.00
(NAME)	(NAME)	
724 32nd Avenue North	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37212	
(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, PT Development LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ironelly M. Mora, 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 Lot No. 5 and the westerly 19 feet of Lot No. 6 on the Plan of A. W. Wills' Subdivision of part of the Barrow Lands, as of record in Book 161, Page 107, Register's Office for said County.

Said Lot No. 5 and part of Lot No. 6 fronts together 30.2 feet on the notherly side of Torbett Avenue and runs back 125 feet on the easterly line and 143 feet on the westerly line with the easterly margin of 32nd Avenue North, formerly Pilcher Avenue, to an alley, measuring 99 feet thereon.

Being the same property conveyed to PT Development LLC by Warranty Deed from Ida B. Watkins, James E. Watkins, Frank H. Watkins, Mary F. Gooch, Littie M. Fizer, Henry A. Watkins, Jr. and The Estate of John R. Watkins, dated January 21, 2003, of record in Instrument 20030327-0040344, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 724 32nd Avenue North, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

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 24th day of June, 2004.

PT Development LLC

By: Nancy Myron Crown

Nancy Myron Crown, Senior Vice President

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nancy Myron Crown with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Senior Vice President respectively of the PT Development, LLC the within named bargainor, and corporation, and that he/she as such Senior Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Nancy Myron Crown as such Senior Vice President .

Rebekah Rause
Notary Public

My Commission Expires: 9-22-2007



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027