3 1/2 Gym 1 Ram

Davidson County DEEDWARR
Recvd: 07/21/04 09:44 3pgs
Fees:18.00 Taxes:74.00
20040721-0086958

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Hulda Margaret Dillard Miller
Affiant

Subscribed and sworn to before me, this 13 day of July, 2004.

Notary Public

My Commission Expires: _____

G. CRAWFORD NOTARY PUBLIC AT LARGE

Address New Owner As Follows:
Lawrence Bros., LLC
1330 5th Avenue North
Nashville, TN 37208

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 082-09-0-188.00
Field Book 01W 11630

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HULDA MARGARET DILLARD MILLER,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LAWRENCE BROS., LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 30 on the plan of D. Y. McGavock's First Addition to Nashville, as of record in book 10, pages 606 to 609, Register's office for said County, and described as follows:

Beginning on the easterly margin of Fourth Avenue North, formerly Cherry Street, at a point 15 feet southerly from the corner of Lots Nos. 29 and 30; thence with the easterly margin of said Avenue southerly 30 feet; thence easterly parallel with the line between said two lots 185.4 feet, more or less, to the center of an alley; thence with the center of said alley northerly 30 feet to a point 15 feet southerly from the corner of said lots Nos. 29 and 30; thence westerly parallel with said line between said two lots 185.4 feet, more or less, to the beginning.

Being the same property previously conveyed to Mrs. Fannie Arkovitz and Sarah W. Dillard in the County Court Clerk's Deed Dated February 18th, 1954 and as entered on page 439 of Minute Book 139, and of record in Book 2248, Page 369, Register's Office for Davidson County, Tennessee.
The said Sarah W. Dillard having since died leaving as her sole heir-at-law her husband, Richard Dillard, Jr., which is detailed in the Affidavit of Heirship of Mickey Miller, which Affidavit is of record as Instrument Number 20040206-0015008, Register's Office for Davidson County, Tennessee.

The said Richard Dillard having since died leaving as his sole heirs-at-law his siblings, Hulda Margaret Dillard Miller and Wilson McAdoo Dillard as also set out in the aforementioned Affidavit of Heirship of Mickey Miller.

The said Fanny Arkovitz having since died leaving as her sole heirs-at-law her nephews, Steve Dolnick and Morris Aaron Roskind, which is set out in the Affidavit of Heirship of Steve Dolnick, which Affidavit is of record as Instrument Number 20040206-0015009, Register's Office for Davidson County, Tennessee.

The said Steve Dolnick having previously conveyed his one-fourth (1/4) undivided interest therein to Wilson McAdoo Dillard and Hulda Margaret Dillard Miller by quitclaim deed dated March 3, 1988 and of record in book 7500, pages 882-883, Register's Office for Davidson County, Tennessee.

The said Wilson M. Dillard having previously conveyed his three-eighths (3/8) undivided interest therein to Hulda Margaret Dillard Miller by quitclaim deed dated March 30, 1988 and of record in Book 7508, pages 563-564, Register's Office for Davidson County, Tennessee.

The said Morris Aaron Roskind having since died leaving a will, which will is of record as Instrument Number 20031209-0176622, Register's Office for Davidson County, Tennessee, and in which Evelyn Riddle and Donald Roskind are the beneficiaries. The estate of Morris Aaron Roskind having been probated in Davidson County, Tennessee, which Order of Ancillary Probate Without Formal Administration is of record as Instrument Number 20040225-0021514, Register's Office for Davidson County, Tennessee.

The said Donald Roskind and Evelyn Chaplin, having a 1/8 undivided interest each, conveyed their interest in subject property to Hulda Margaret Dillard Miller, by Quitclaim Deed of record as Instrument no. 20040419-0044319, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or her spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to Matters shown on the Plan of record in Book 10, page 606-609 Register's Office for said County.

This is improved property known as 1318 4th Avenue North, Nashville, TN 37208.

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, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13th day of July, 2004.

Hulda Margaret Dillard Miller
Hulda Margaret Dillard Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HULDA MARGARET DILLARD MILLER**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of July, 2004.

Notary Public

My Commission Expires: _____

