Davidson County DEEDWARR
Recvd: 08/05/04 15:33 2pgs
Fees:13.00 Taxes:357.05
20040805-0094556

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Treg Warner	New Owner	Map 118-1
4407 Hunt Place		Parcel 110
Nashville, TN 37215		26b 12015

This instrument prepared by : Belle Meade Title, 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, **Lucille A. Anderson and Deron A. Bradley, both unmarried,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Treg Warner, an unmarried person,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the east 45 feet of Lot No. 57 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 45 feet on the north side of Gilmore Avenue and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Lucille A. Anderson and Deron A. Bradley, both unmarried, from Lester C. McClain, by deed of record in Book 10537, page 626, said Register's Office.
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.

This is improved property commonly known as 1110 Gilmore Ave, Nashville, Tennessee 37204.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $96,500.00.

BARBARA KEMPF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Affiant

Subscribed and sworn to before me this 23 day of July, 2004.

Notary Public

My Commission Expires: 9/22/07

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

And Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of July, 2004.

Lucille A. Anderson

Deron A. Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Lucille A. Anderson and Deron A. Bradley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of July, 2004.

Notary Public

BARRY EMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07