WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick D Clendening	Derrick D Clendening	92-05-326
(NAME)	(NAME)	
815 Ramsey	815 Ramsey	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, David Rachel, and wife Janet Rachel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derrick Clendening, 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 the westerly half of Lot No. 7 in A.W. Wills Subdivision of part of the Barrow Lands of record in Book 161, page 107, said Register's Office for said County, to which reference is made for a more complete description.
Said part of Lot No. 7 fronts 50 feet on the north side of Torbitt Ave. and extends back northerly between parallel lines 125 feet more or less, to an alley.

Being the same property conveyed to DAVID RACHEL, by deed of record in Book 9734, page 880, as re-recorded in Book 9861, page 587, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 3128 Torbett Street, Nashville, TN

(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 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 our hands this 13th day of July, 2004.

David Rachel
By: Dan Lane, As Attorney in Fact

Janet Rachel
By: Dan Lane, As Attorney in Fact

Davidson County DEEDWARR
Recvd: 08/06/04 14:09 2pgs
Fees:13.00 Taxes:18.50

20040806-0095197

STATE OF TENNESSEE

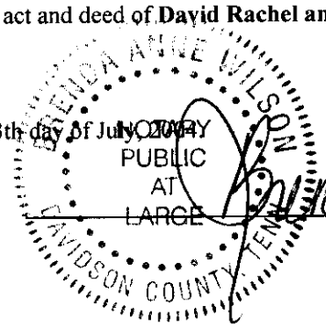
COUNTY OF DAVIDSON

On this 13th day of July, 2004, before me personally appeared **Dan Lane**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **David Rachel and Janet Rachel**, and who acknowledged that he executed the same as the free act and deed of **David Rachel and Janet Rachel**.

Witness my hand and official seal at Nashville, Tennessee this 13th day of July, 2004.

Commission expires:

Sept 22, 2007



Notary Public

My Commission Expires SEPT. 22, 2007