WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/04 13:50 3pgs
Fees:18.00 Taxes:216.45

20040812-0097578

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Frank Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF August 2004

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: January 18, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Beasley (NAME)	SAME (NAME)	093-15-0-306.00
4625 Setter Court (ADDRESS)	(ADDRESS)	93-35-307.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	093-15-0-327.00

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, Jesse Michael Smith and wife, Carole J. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Beasley and L.V. Hendking

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:

TRACT 1: 1015 2nd Avenue South

Being part of Lot No. 6 on the Plan of Paul's Elysian Grove of record in Book 1, Page 135, Chancery Court of Nashville, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the southern 32 feet of Lot No. 6 on the Plan of Paul's Elysian Grove plan of Lots of record in Book 1, Page 134, of the Chancery Court of Nashville, Tennessee.

Said part of Lot No. 6 fronts 32 feet on the westerly side of 2nd Avenue South and runs back between parallel lines 135 feet more or less to an alley.

For source of title reference is made to Instrument Number 20030228-0027000, Register's Office for Davidson County, TN.

TRACT 2: 1017 2nd Avenue South

Land in Davidson County, Tennessee, being Lot No. 7 and the northerly 10 feet of Lot No. 8 in Paul Elysian Grove Plan of Lots as of record in Plan Book 1, Page 134, Chancery Court at Nashville.

Said Lot No. 7 and Part of Lot No. 8 front 60 feet on the westerly side of Second Avenue South and run back between parallel lines 135 feet, more or less, to an alley.

For source of title reference is made to Instrument Number 20010823-0091174,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1015, 1017 & 1028 2nd Avenue So., Nashville, TN 37210
(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 hand s this 11th day of August, 2004

Jesse Michael Smith

Jesse Michael Smith

Carole J. Smith

Carole J. Smith

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, TN.

TRACT 3: 1028 2nd Avenue South

Being Lot No. 14 and 15 on the Plan of Gibson Subdivision of record in Minute Book G, Page 171, and further identified as Map & Parcel No. 93-15-327 to which rerence is hereby made for a more complete and detailed description.

For source of title reference is made to Book 10583, Page 786, and Book 10583, Page 789, Register's Office for Davidson County, TN.

Jesse Michael Smith, J. Michael Smith and Michael Smith being one and the same person.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse Michael Smith and wife, Carole J. Smith

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of August 2004.

Commission expires January 18, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE