Davidson County DEEDWARR
Recvd: 08/13/04 14:55 2pgs
Fees:13.00 Taxes:484.70

20040813-0098388

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $131,000.00.

Affiant

Subscribed and sworn to before me, This 10th day of June, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

Notary Public

My Commission Expires: 11-25-06

Address New Owner	Send Tax Bills to	Map-Parcel
John E. Tune 118 Cherokee Road Nashville, TN 37205	SAME	103-3-174

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gail P. Tune hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John E. Tune, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being the westerly 10 feet of Lot No. 605 and the easterly 40 feet of Lot No. 607, of Block 30, on the Plan of Charlotte Park Company's First Addition To Nashville, of record in Book 57, Page 103, Register's Office for said County.

Being the same property conveyed to Gail P. Tune by deed from Roger Dale Brown and wife, Brenda J. Brown of record in Instrument No. 20010417-0037249, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 57, Page 103 Register's Office for Davidson County, Tennessee.

This is improved property known as 4706 Wyoming Avenue Nashville, TN 37209

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of June, 2004

Gail P. Tune

Gail P. Tune

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, personally appeared Gail P. Tune, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 16th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES 3.6.06

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN