Davidson County DEEDWARR
Recvd: 08/19/04 09:10 2pgs
Fees:13.00 Taxes:1280.20

20040819-0100142

WARRANTY DEED

State of Tennessee File No. 2616-2
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $346,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2004.

Notary Public

My commission expires: May 24, 2008

(AFFIX SEAL)

DONNA CAROL WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Floyd DePalma	Same as New Owner	**105-13-175**
1105 Douglas Avenue		
Nashville, TN 37214		

FOR AND IN 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, I,

James Flexer, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Floyd DePalma, 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 Lot No. 33 and the westerly 10 feet of Lot No. 34 on the Plan of McAllister Property, as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee.

SAID property fronts 70 feet on the southerly margin of Douglas Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James Flexer, by Warranty Deed from Joe A. Collier and wife, Julie M. Collier, of reocrd in Book 8217, Page 380, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is Improved (X) Unimproved (____) property, known as: **1105 Douglas Avenue, Nashville, TN 37214**

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 convenant 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 my/our hand(s) this **30th** day of **July, 2004.**

James Flexer

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 **James Flexer,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **July, 2004.**

Notary Public

My Commission Expires: 12-12-04

KATHY HAND
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Comm. Expires 12/12/04