STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $246,000.00 _____ Affiant

Subscribed and sworn to before me
this 13th day of August, 2004. _____ My commission expires: _____
Notary Public



THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Albert J. Bart, Trustee		**Map 105-09-0, Parcel 014**
Suite 2800 **424 Church Street**	**Suite 2800** **424 Church Street**	
Nashville, TN 37219	**Nashville, TN 37219**	

Davidson County DEEDWARR
Recvd: 08/19/04 12:18 2 pgs
Fees:13.00 Taxes:910.20
20040819-0100341

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Catherine V. Quinn and Carroll V. Wallace

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

Albert J. Bart, Trustee

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. 8 and the South 25 feet of Lot No. 7, Belmont Land Company's Subdivision of Lot 63 through 64 of the O.B. Hayes Addition, described according to a survey by R. L. Montoya, dated August 17, 1978, and further described according to a survey by John Kohl dated October 29, 1979 as follows:

Beginning at an iron pin in the east margin of Fifteenth Avenue South, said point being the common corners of Lot Nos. 9 and 8; thence with the margin of Fifteenth Avenue South, North 1 deg. 13 min. 39 sec. East 45.77 feet to an iron pin; thence around a curve to the right, 42.14 feet to a point; thence along the southerly margin of Belcourt Avenue, South 82 deg. 11 min. East 104.27 feet to an iron pin; thence around a curve to the right, 29.12 feet to a point; thence South 1 deg. 13 min. 39 sec. West 54.70 feet to an iron pin; thence North 82 deg. 40 min. 32 sec. West, 150.0 feet to the point of beginning, containing 0.23 acres, more or less.

Being the same property conveyed to Helen B. Jean and George Van Echop by Warranty Deed from C.E. Corkran, unmarried, of record in Book 7521, page 634, Register's Office for Davidson County, Tennessee. George Van Echop, III, having since died and Catherine V. Quinn and Carroll V. Wallace inherited his undivided one-half interest by Intestate Succession. Helen B. Jean then conveyed her undivided one-half interest to Catherine V. Quinn and Carroll V. Wallace, as Tenants in Common, by Warranty Deed of record in Book 8553, page 832, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any and all visible easements lying on or across the property.

All matters of record.

This is improved property known as 1800 15th Ave. South, Nashville, TN 37212.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

By their signatures below the Grantors further swear and affirm that the property being conveyed is investment property and it has never been the residence of either Grantor.

Witness my/our hand(s) this 13th day of August, 2004.

Catherine V. Quinn

Catherine V. Quinn

Carroll V. Wallace

Carroll V. Wallace

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Catherine V. Quinn and Carroll V. Wallace, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2004.

Notary Public

My Commission Expires:

