Davidson County DEEDWARR
Recvd: 08/19/04 14:56 2pgs
Fees:13.00 Taxes:33.30
20040819-0100512

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2004

Notary Public

MY COMMISSION EXPIRES 3/25/06

MICHAEL T. MOSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File No. G4-2013D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Southwood Inc., a corporation existing under the laws of the State of Tennessee (NAME)	SAME (NAME)	105-5-232
613 Woodland Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

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, WE, B.R. Gross, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southwood Inc., a corporation existing under the laws of the State of Tennessee, 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:

Being Lot No. 86 on the Plan of Bransford Realty Company's Resubdivision of the North part of A. B. Hills Subdivision of the Plant Lands of record in Book 421, page 77, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Summitt Avenue said point being the common corner of Lots 85 and 86 on the Plan of Bransford Realty Company's Subdivision of record in Book 421, page 77, said Register's Office; thence with the said margin of Summit Avenue South 84 degrees 39 minutes East 40.0 feet to a point, said point being the common corner of lots 86 and 87 of the Bransford Realty Company's Subdivision of record in Book 421, page 77, Register's Office for said County, thence with a line between Lots 86 and 87, South 9 degrees 23 minutes West 150.0 feet to a point in the northerly margin of Alley No. 658, thence with the margin of the same North 84 degrees 39 minutes West 30.0 feet to a point: said Point being the common rear corner of Lots 85 and 86 North 5 degrees 34 minutes East 149.62 Feet to the point of beginning.

Being the same property conveyed to B.R. Gross, by Deed of Record in Book 6277, Page 683, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )

This is improved (XX) property, known as 1103 Summit Ave, Nashville, TN 37201.

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. Whenever 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 18th day of August, 2004.

X B. R. Gross

B.R. Gross

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 B.R. Gross, the bargainor(s), with whom I am personally acquainted or proved to me 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 and official seal, this 18th day of August, 2004.

Commission expires 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2004.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2004.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282