3592

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 08/23/04 08:14 2pgs
Fees:13.00 Taxes:111.00
20040823-0101267

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 93-16/325

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me this the 6th day of August, 2004.

KIMBERLY J. CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-31-07

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Omar Melo
(Name)
1302 Fenner Court
(Street Address)

Franklin, TN 37067

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Roger Sindle,** married **and R. Gregg Poole,** married, hereinafter collectively referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Omar Melo,** hereinafter referred to as the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being in the westerly 33 feet of Lot No. 67, on the Plan of G.E. Jackson's subdivision of the Marable Tract, of record in Plat Book 161, page 86, Register's Office for Davidson County, Tennessee, described as follows: said part of Lot No. 67 fronts 33 feet on the southerly side of Clifton Pike and runs back between parallel lines 150 feet to an alley, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R. Gregg Pool and Roger Sindle by Quitclaim Deed of record in Instrument 20020916-0112003.

BEING unimproved property known as: 3009 Clifton Avenue, Nashville, TN 37210

This property has never been the principal residence of the Grantors.

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 prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto on this 6th day of August, 2004.

Roger Sindle, Individually

R. Gregg Poole, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Roger Sindle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of August, 2004.

Notary Public



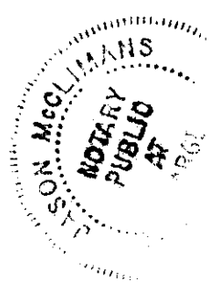
My Commission Expires: 7-30-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, R. **R. Gregg Poole,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of August, 2004.

Notary Public



My Commission Expires: 7-30-05