This space for Register's Office:

Davidson County DEEDWARR
Recvd: 08/24/04 13:49 2pgs
Fees:13.00 Taxes:373.70

20040824-0102192

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Tana Black
1209 Tremont Street
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

Map 105-1-209.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Pamela J. Gooch, unmarried, hereinafter called the **Grantors**, does hereby convey unto Tana Black, a single person, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being the east 40 feet of Lot 52 on the plan of Boyd's Amended Tract of record in Book 21, Page 83, Register's Office for said County.

Said part of Lot 52 fronts 40 feet on the southerly side of Tremont Street and runs back between parallel lines along the westerly margin of Cove Street, 168 feet to an alley.

Included with said property is the additional land included in Bill No. 78-1119 of the Metropolitan Government of record in Book 5376, Page 735, said Register's Office which was thereby added to the property described above .

Being the same property conveyed to Pamela J. Gooch, unmarried on May 24, 1995 by Warranty Deed of record in Book 9681, Page 1, Register's Office for said County.

This is improved property known as 1209 Tremont Street, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of August, 2004.

Pamela J. Gooch

Pamela J. Gooch

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Pamela J. Gooch known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 19th day of Aug, 2004.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-22-08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $101,000.00.

Dana Black

Affiant

Sworn and subscribed before me on 8-19-04

Notary Public

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN