Davidson County DEEDWARR
Recvd: 08/25/04 15:17 2pgs
Fees:13.00 Taxes:602.73

20040825-0103067

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
CHEATHAM CO., TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2004.

Charlotte A. Bethel
NOTARY PUBLIC

My Commission expires: 4-16-08

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Avenue, Ste. 940, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew J. Arkins, III	SAME	Map 91-7
(NAME)	(NAME)	
4903 Michigan Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		Parcel 336
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Thomas R. Case and wife, A. Jane Case

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Matthew J. Arkins, III

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson** County, Tennessee, described as follows, to wit:

Land inDavidson County, Tennessee, being Lot (s) 804 and 806, in Block 135, as shown on the map entitled Plan No. 1, West Nashville, of record in Plat Book 57, page(s) 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas R. Case and wife, A. Jane Case, by deed from Richard C. Moore and Sam Foultz, of record as Instrument No. 20030623-0086159, dated June 19, 2003, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

All matters, easements, restrictions, restrictive covenants, setback lines, right of ways, etc. of record in Register's Office, Davidson County, Tennessee.

Subject to taxes for the year 2004 which have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 4903 Michigan Avenue., Nashville, TN 37209

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant

and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 12th day of August, 2004.

Thomas R. Case

A. Jane Case

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas R. Case and wife, A. Jane Case**, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of August, 2004.

My Commission expires:
4-16-08

CHARLOTTE A. CETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Charlotte A. Bethel

Notary Public