B04 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00.

Affiant

Subscribed and sworn to me on August 25, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/26/04 14:16 2pgs
Fees:13.00 Taxes:555.00

20040826-0103504

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20149SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy Ray Wilson 5925 Neighborly Avenue Nashville, TN 37209	SAME	103-01-085.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elsie F. Calhoun, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Timothy Ray Wilson and Kevin McGinn, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 1, on the Plan of John B. Cowden's Subdivision No. 3, not of record, described according to a survey made by Norris H. Hickerson, Surveyor's 11-16-46.
>
> Beginning on the southeasterly margin of John B. Street at the northeast corner of the property conveyed to Annie B. Furlough, by deed from Carl Jones and wife, as of record in Book 2202, page 221, Register's Office for Davidson County, being the corner of Lots Nos. 1 and 2; thence with the easterly line of said Furlough property south 22 deg. east 226.5 feet to her southeast corner; continuing in the same direction 155.2 feet; thence north 5 deg. west 391 feet to the southerly margin of John B. Street; thence with same, south 72 deg. west 106.8 feet to the beginning.
>
> Being the same property conveyed to Elsie F. Calhoun, unmarried, by deed from Jo Ann Stephens and Sherry J. Hankins, both unmarried, of record in Book 11181, page 973, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Ingress/Egress and Water Line Easement 14 feet wide across NE corner of subject property as set out in the instruments of record in Book 3250, page 589 and Book 3253, page 46, Registers for Davidson County, Tennessee.
4. Grant of Easement of record in Book 5865, page 741, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6001 Neighborly 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands on August 25, 2004.

Elsie F. Calhoun

Elsie F. Calhoun

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 25, 2004, before me personally appeared Elsie F. Calhoun, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 25, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/08

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE