Davidson County DEEDWARR
Recvd: 09/01/04 10:26 2pgs
Fees:13.00 Taxes:44.40

20040901-0105654

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Wardell Vance	New Owner	Map 81-3
4307 Central Pike		Parcel 145
Hermitage, TN 37076		11982 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Inez D. Carr, Kossandra B. Carr, Tawana M. Carr, and Naythandale R. Carr,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Wardell Vance, a married person,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 45 feet of Lots Nos. 25 & 26 on the Plan of the Subdivision of Lot No. 37 in Owen's Buena Vista Lots, as of record in Plat Book 1, page 84, Chancery Court at Nashville, and Book 57, page 26, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 25 and 26 fronts 45 feet on the northerly side of Kellow Street, and runs back between parallel lines and with the easterly margin of Middle Street 100 feet to the southerly line of Lot No. 27.

Being the same property conveyed to Nay H. Carr, by deed from Concerned Community Citizens, Inc. Of record in Book 7454, page 538, said Register's Office. The said Nay H. Carr having since died.

This description is the same as was used in the last deed of record.
This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. All matters on the Plan of record in Book 1, page 84, said Register's Office.
3. Codes Violation Notice of record as Instrument No. 20040114-0005977, said Register's Office.
4. Codes Violation Notice of record as Instrument No. 20031009-0150358, said Register's Office.

This is improved property commonly known as 1110 Kellow Street, Nashville, Tennessee 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $12,000.00.

Affiant

Subscribed and sworn to before me this 30 th day of August, 2004.

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of August, 2004.

Inez D. Carr

Kossandra B. Carr

Tawana M. Carr

Naythandale R. Carr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of August, 2004, before me personally appeared Inez D. Carr, Kossandra B. Carr, Tawana M. Carr, and Naythandale R. Carr to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2004.

Notary Public

My Commission Expires: 9/25/07