STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Robert W Earls

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2004.

Mitchell A Watts

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/01/04 10:43 2pgs
Fees:13.00 Taxes:1110.00
20040901-0105731

MITCHELL A. WATTS NOTARY PUBLIC STATE OF TENNESSEE LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Robert W. Earls	Robert W. Earls	117-04
2810 Oakland Avenue	2806 Oakland Avenue	GROUP
Nashville, TN 37212	Nashville, TN 37212	PARCEL 256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Three Hundred Thousand Dollars and Zero Cents ($300,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Calvin W. Fite, Jr., a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert W. Earls, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 31 on the Map of Belmont Terrace as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 31 fronts 50.0 feet on the easterly side of Oakland Avenue and runs back between parallel lines 160.2 feet, more or less, to an alley.

BEING the same property conveyed to Calvin W. Fite, Jr. by deed dated March 5, 1976, from Charles E. Scott, unmarried, of record in Book 5003, page 754, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 2810 Oakland Avenue, 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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 my hand this 30th day of August, 2004.

Calvin W. Fite, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Calvin W. Fite, Jr., the bargainor, 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 at Nashville, Tennessee this 30th day of August, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee