THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/04 11:11 2pgs
Fees:13.00 Taxes:64.75

20040909-0109097

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for t

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Sept 2004

Deputy Register

My Commission Expires: _____

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
~~Spencer Rollins~~ LEONARD Amdur	Same	Map 71-9
1004 FATHERLAND ST		Parcel 104
NASH, 37206		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jesse D. Betty and wife, Shirley T. Betty**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto LEONARD Amdur ~~Spencer Rollins~~, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 164 on the plan of E. C. Scruggs Subdivision of Brooklyn Heights, of record in Book 332, page 140, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 164 fronts 40 feet on the southerly side of Brooks Avenue, now Seminary Street, runs back southerly between p[parallel lines 140 feet to an alley.
>
> Being the same property conveyed to Jesse D. Betty and wife, Shirley T. Betty by deed from B.L.C. Investments, Inc., a Tennessee Corporation, of record in Book 11652, page 822, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1813 Seminary Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the 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 herein set out; and Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the

said Grantee, his 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 6th day of July, 2004.

Jesse D. Betty **Shirley T. Betty**

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jesse D. Betty and Shirley T. Betty**, the Bargainer, with whom I am personally acquainted, (or proved to me on 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 this 6th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 1-26-08

JOYCE A. RAMBO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008