WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/04 16:07 2pgs
Fees:13.00 Taxes:724.83

20040909-0109314

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FILE BOX 19B
04-08-019-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of September, 2004

Notary Public

My Commission Expires: ~~03/31/07~~ 11-24-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DONNA L. KEENEY and HUSBAND, MICHAEL K. BYRD		82-05
(NAME) 1605 5TH AVENUE NORTH	(NAME)	50.00
(ADDRESS) NASHVILLE, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ALPHA DEVELOPMENT COMPANY, A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DONNA L. KEENEY and HUSBAND, MICHAEL K. BYRD**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND in DAVIDSON County, Tennessee being the northerly 45 Feet of Lot No. 158 on the Plan of North Nashville Real Estate Company's Property, of record in Book 21, Page 105, Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Part of Lot No. 158 fronts 45 feet on the westerly side of 5th Avenue North, formerly Summer Street, and runs back 179 feet 6 inches on the northerly line and 179 feet, more or less, on the southerly line to an alley measuring 45 feet thereon.

BEING all the same property conveyed to ALPHA DEVELOPMENT COMPANY, N/K/A ALPHA DEVELOPEMENT COMPANY, A TENNESSEE CORPORATION by Deed from Joe S. Berry, Recorded March 5, 2002, in Instrument No. 20020305-0027215, Subsequently, B AND W MANAGEMENT SERVICES, LLC, having conveyed all its interest to ALPHA DEVELOPMENT COMPANY BY QUITCLAIM Deed, Recorded May 24, 2002, in Instrument No. 20020524-0063846, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1605 5TH AVENUE NORTH, NASHVILLE, TN, 37208.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 WHEREOF, its hands, this 1st day of September, 2004

ALPHA DEVELOPMENT COMPANY

By: _____
KATHY A. LESLIE, PRESIDENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared KATHY A. LESLIE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon HER oath acknowledged HERSELF to be the PRESIDENT of ALPHA DEVELOPMENT COMPANY, the within named bargainor(s), a Tennessee CORPORATION, and that SHE as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the CORPORATION by HERSELF as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of September, 2004.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.