Davidson County DEEDWARR
Recvd: 10/01/04 12:36 2pgs
Fees:13.00 Taxes:969.40

20041001-0118528

WARRANTY DEED

LINDA NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

G-CD-04-2403

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Deborah L Cable
Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2004.

Linda J. Norvell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 10-3-06

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Degerberg	New Owner	
2403 Oakland Ave.	(NAME)	104-16-201.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CELIA LARSON AND HUSBAND, GEORGE PEARCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~GEORGE DEGERBERG AND WIFE, VIRGINIA~~ ++ DEGERBERG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LAND IN THE 24TH WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH HALF OF LOT NO. 166 ON THE MAP OF BELMONT LAND COMPANY'S PLAN OF LOTS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 166 FRONTS 44.15 FEET ON THE WEST SIDE OF OAKLAND STREET AND RUNS BACK BETWEEN PARALLEL LINE 175.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CELIA O. LARSON, UNMARRIED BY WARRANTY DEED FROM KENNETH A. WALLACE, UNMARRIED, RECORDED THE 19TH DAY OF OCTOBER, 1994 IN DEED BOOK 9496, PAGE 653, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

++Ivan Robbins and wife, Cheeie Robbins, and George Degeerberg, all as tenants in common

unimproved ( )
This is improved (X) property, known as 2403 Oakland Ave., Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of September, 2004.

Celia Larson
Celia Larson

George Pearce
George Pearce

STATE OF Tennessee
COUNTY OF Davidson

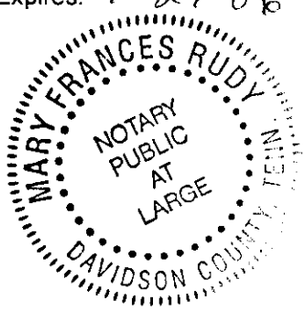
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Celia Larson and George Pearce, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903