WARRANTY DEED

B-ERA-04-2426

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

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
Josh Tvaroch	Davidson County Trustee	
2426 Grover Street (ADDRESS)	800 2nd Ave. North, #2 (ADDRESS)	59-16-57
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (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 JANET M. HOSALE,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSH TVAROCH, UNMARRIED, 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:
*MARRIED

Davidson County DEEDWARR
Recvd: 11/03/04 14:53 3pgs
Fees:18.00 Taxes:399.60
20041103-0132691

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 2426 Grover Street, Nashville, Tennessee 37207
(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 29th day of October, 2004.

Janet M. Hosale
Janet M. Hosale

STATE OF Tennessee
COUNTY OF Davidson

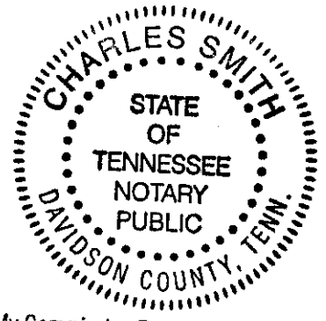
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet M. Hosale, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal this the 28th day of October, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Southern Title Services
124 First Avenue South
Suite 102
Franklin, TN 37064

Exhibit "A"

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, 79.86 FEET SOUTHEASTERLY FROM THE SOUTHEAST INTERSECTION OF FRANCIS STREET, AND GROVER STREET, BEING LOT NO. 47 AND PART OF LOT NO. 48, J.B. HAYNIE'S CLEVELAND PLAN OF LOTS RECORDED IN BOOK 161, PAGE 35, R.O.D.C., TN. DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 5-14-04 BY CAMPBELL MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN, R.L.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE SOUTHERLY MARGIN OF GROVER STREET (50' R.O.W.), SAID ROD BEING THE MOST NORTHERLY COMMON FRONT CORNER OF LOTS 46 AND 47 OF J.B. HAYNIES CLEVELAND PLAN OF LOTS OF RECORD IN BOOK 161, PAGE 35 , R.O.D.C., TN AND BEING LOCATED S 45°00'00" E 79.86 FEET FROM THE SOUTHEAST R.O.W. INTERSECTION OF SAID GROVER STREET AND FRANCIS STREET; THENCE WITH SAID SOUTHERLY MARGIN S 45°00'00" E 44.92 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE EMMA T. BUCHANAN LAND (BOOK 10633, PAGE 730 R.O.D.C., TN.); THENCE WITH SAID BUCHANAN S 44°13'16" W 124.91 FEET TO AN IRON ROD (NEW) IN THE MARGIN OF AN ALLEY (10' R.O.W.); THENCE WITH SAID MARGIN N 44°58'53" W 44.64 FEET TO AN IRON ROD (NEW); THENCE WITH THE LINE BETWEEN SAID LOTS 46 AND 47 N 44°05'46" W 124.90 FEET TO THE POINT OF BEGINNING CONTAINING 0.11 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO JANET M. HOSALE, MARRIED, BY DEEDS FROM BARBARA M. DOUGLAS GILLIAM, UNMARRIED, RECORDED MAY 10, 2004 IN INSTRUMENT NO. 20040510-0053246 AND INSTRUMENT NO. 20040510-0053247, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Said property is not the primary or marital residence of the within named Grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR HAS EVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR JANET M. HOSALE.