Davidson County DEEDQC
Recvd: 11/05/04 10:03 1pgs
Fees:12.00 Taxes:0.00

20041105-0133519

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

Roger Ragsdale
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF 11 2004

Clara Brewer
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
George M. Johnson, 215 High Lea Road, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS;	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth A. Kelley 7240 Nolensville Road Suite 203 Nolensville, TN 37135	NEW OWNER	94-1-186

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASHIN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS GEREBY ACKNOWLEDGED, WE, Ragsdale and Kelley Construction, L.L.C., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth A. Kelley, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DECRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 180 in Payne, Blakemore & Others Addition to Nashville, Tennessee as per plan of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee

Said Lot No. 180 fronts 50.25 feet on the east side of South 12th Street and runs back between parallel lines 98.45 feet on the south line and 103.9 feet on the north line to an alley.

Being the same property conveyed to Ragsdale and Kelley Construction, L.L.C., by deed of record in ~~Book 10215, Page 366,~~ Register's Office for Davidson County, Tennessee

Inst. #

This conveyance is subject to any and all existing restrictions and easements of record. 20040520005951 8

This is unimproved property, known as 811 South 12th Street, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 said land to the said GRANTEES, 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 our hands this 4th day of November, 2004

Kenneth A. Kelley
Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth A. Kelley, Chief Manager, 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 purpose therein contained.

Witness my hand and official seal at Nolensville, Tennessee this 4th day of November, 2004.
Commission Expires:

Walter T. Dugger III
Notary Public

WALTER T. DUGGER III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008