40-A

Davidson County DEEDWARR
Recvd: 11/08/04 15:57 2pgs
Fees:13.00 Taxes:170.20
20041108-0134668

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Tanya M. Combs
7117 Still Spring Hollow Drive
Nashville, TN 37221

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 82-8
PARCEL 337

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard B. Nall, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Tanya M. Combs**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the northerly 60 feet of Lots Nos. 15 and 16 of Block "G" on the plan of Eastwood Addition, of record in Book 332, page 63, said Register's Office.
>
> Said parts of Lots Nos. 15 and 16 front 60 feet on the easterly side of McFerrin Avenue and run back between parallel lines, along the south margin of an alley, 100 feet to the line between Lots 14 and 15.
>
> Being the same property conveyed to Richard B. Nall by Executor's QuitClaim Deed and Amended Executor's QuitClaim Deed from Richard B. Nall, Executor, of record in Instrument No. 20040820-0100763 and Instrument No. 20040907-0107347, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 717 McFerrin Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of November, 2004.

Richard B. Nall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard B. Nall, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 8th day of November, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $46,000.00.

Tanya M. Combs
AFFIANT

Subscribed and sworn to before me
this 8th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005