BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF **NOVEMBER, 2004.** Notary Public MY COMMISSION EXPIRES: **SEPTEMBER 22, 2007.** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/10/04 14:30 2pgs
Fees:13.00 Taxes:518.00
20041110-0135685

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARRIE E. ROHLING	**SAME**	**91-15-164**
(NAME) **321 51ST AVENUE NORTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WALTER A. SEUL, SUBSTITUTE EXECUTOR OF THE ESTATE OF GEORGIE G. BIBB,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARRIE E. ROHLING, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 part of Block No. 8 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning on the westerly margin of 51st Avenue North, formerly 10th Street, at a point 100 feet north of the northerly margin of Elkins, formerly Second, Avenue; thence with the westerly margin of 51st Avenue North, northwardly 50 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 140 feet to the easterly margin of another alley; thence with the easterly margin of the last mentioned alley, southwardly 50 feet; thence eastwardly 140 feet to the beginning.

Being the same property conveyed to Georgia Gardner Seul by deed recorded in Book 3000, page 472, then conveyed to Locher H. Bibb and wife, Georgia Gardner Seul now Bibb by deed recorded in Book 4472, page 628, the said Locher H. Bibb having predeceased Georgia Gardner Bibb. The will of Georgia G. Bibb, deceased, of record in Docket No. 04P677, Davidson County Probate Court Clerk's Office appoints Walter A. Seul, Substitute Executor with power of sale.

Georgie G. Bibb, Georgie E. Bibb and Georgia Gardner Bibb were one and the same person.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

unimproved ( )
This is improved(X) property, known as **321 51st AVENUE NORTH, NASHVILLE, TN 37209**
(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 GRANTEES, their heirs 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 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 hand this 10th day of November, 2004.

Walter A. Seul, Substitute Executor of the Estate of Georgie G. Bibb

WALTER A. SEUL, SUBSTITUTE EXECUTOR OF THE ESTATE OF GEORGIE G. BIBB

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Walter A. Seul, Substitute Executor of the Estate of Georgie G. Bibb,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of **November, 2004.**

My commission expires: SEPTEMBER 22, 2007

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen

Notary Public