Davidson County DEEDWARR
Recvd: 11/15/04 14:50 2pgs
Fees:13.00 Taxes:25.90
20041115-0136958

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Sworn to and subscribed before me this 12 day of Nov., 2004.

NOTARY PUBLIC

My Commission Expires: 5-28-06

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Donald Hardin	Same	Map 81-11
320 Old Hickory Blvd #105		Parcel 380
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrea Thomas**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Donald Hardin**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being the northerly 37 ½ feet of the southerly 50 feet of lot numbered "two hundred and seventy five" (275) in D. T. McGavock and Others Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is recorded in the Register's Office for Davidson County, Tennessee, in Book 21, page 41.
>
> Said Part of said lot front 37 ½ feet on the westerly side of Fourteenth Avenue, North (formerly Alberta Avenue), and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Henry Bishop, by deed from Gary D. McCrary and Owen Lyle, of record in Book 8087, page 705, Register's Office for Davidson County, Tennessee, the said Henry Bishop having since died, leaving as his only heir-at-law, his daughter, Andrea Thomas, she having further acquired title by decree of the Chancery Court of Davidson County, Tennessee, of record by Instrument No. 20041102-0131815, Register's Office for Davidson County, Tennessee.
>
> This is property known as 1613-B Fourteenth Avenue, North, Nashville, TN 37208.
>
> The above-described property is a vacant lot and is not the place of principal residence of Andrea Thomas.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does

covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 5th day of November, 2004.

Andrea D Thomas

Andrea Thomas

State of Minnesota)
County of ~~Washington~~ Ramsey)

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

WITNESS my hand and official seal this 5th day of November, 2004.

Marty D. Long

NOTARY PUBLIC

My Commission Expires: 1-31-2005

MARTY D. LONG
Notary Public
Minnesota
My Commission Expires Jan. 31, 2005