This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
William F. Oliver
1701 East Side Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 11/16/04 16:02 3pgs
Fees:18.00 Taxes:534.65
20041116-0137776

MORTGAGEE:

MAP **094-02-0**
GROUP
PARCEL **58.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodney N. Killion and Fay W. Witcher, II, both single persons** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **William F. Oliver, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the plan of The United Electric Railway's Subdivision, as of record in Book No. 161, page 8, Register's Office for said County.

Said Lot No. 128 fronts 65 feet on the Northerly side of East side, formerly Ashworth Avenue and runs back between parallel lines with the Easterly margin of 17th Street, 150 feet to an alley.

Being the same property conveyed to Rodney N. Killion and Fay W. Witcher, II, both single persons by deed from Betty Brown, Peggy Merrell, Jerry Penick, Anthony Penick, Phillip Penick, Jeffrey Penick and Dawn Penick McCasland dated May 18, 2004, of record in Instrument No. 20040528-0062809, Register's Office for Davidson County, Tennessee.

This is improved property known as 1701 East Side Avenue, Nashville, Tennessee 37206.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2004, a lien now due and payable. Map 094-02-0, Parcel 58.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2004 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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, his heirs and assigns, forever; and,

Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs 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.

WITNESS our hand this the 12th day of November, 2004.

Rodney N. Killion

Fay W. Wticher, II

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rodney N. Killion and Fay W. Witcher, II ,both single persons**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of November, 2004.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $144,500.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of November, 2004.

NOTARY PUBLIC
My Commission Expires: 12/11/05