BOOK 05-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This instrument prepared by:
Brenda Lehman
Attorney at Law
First American Title
100 Bluegrass Commons Blvd., Suite 115
Henersonville, TN 37075
(615) 264-8979

File No.: **2105-664568**

Davidson County DEEDWARR
Recvd: 12/03/04 14:03 3pgs
Fees:18.00 Taxes:247.90
20041203-0144394

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of November, 2004**, by and between **Ellen Spain, an unmarried woman**, parties of the first part, and **Peter Hyrka, an unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE MAP OF SHELBY HILLS, AS OF RECORD IN BOOK 3600, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 10 FRONTS 50 FEET ON THE EASTERLY SIDE OF SOUTH TENTH STREET AND RUNS BACK BETWEEN PARALLEL LINES 205.11 FEET TO A LINE AT THE REAR OF WHICH IT MEASURES 50 FEET THEREON.

Being the same property conveyed to parties of the first part, herein shown in:
Book **5356**, Page No.: **928** or Instrument No.: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **93-04-121.00**

XX Improved OR
Unimproved property located at: **603 South 10th Street, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ellen Spain

STATE OF **TN**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ellen Spain, an unmarried woman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of November, 2004**.

Notary Public

My Commission Expires: 3/25/06

SUMNER COUNTY, TN
CARLA J. RAINEY
NOTARY PUBLIC AT LARGE

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Owner's Name: **Peter Hyrka**

and Address: **603 South 10th Street**
Nashville, TN 37206

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Key Financial, Inc.
161 Belle Forest Circle
Nashville, TN 37221

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$67,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of November, 2004.**

Notary Public

My Commission Expires: 3/25/08

SUMNER COUNTY, TN
CARLA J. RAYNEY
NOTARY PUBLIC AT LARGE