PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 12/06/04 10:52 3pgs
Fees:18.00 Taxes:665.63

20041206-0144709

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of **December, 2004, by and between ERA JANE VAN TASSEL, A WIDOW, hereinafter called Grantor, and JAMIE H. LACY and DANIEL N. SATRE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ERA JANE VAN TASSEL, A WIDOW, as Grantor, does hereby bargain, sell, transfer and convey unto JAMIE H. LACY and DANIEL N. SATRE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 102 SOUTH 16TH STREET, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

Era Jane Van Tassel

ERA JANE VAN TASSEL
Signature of Seller

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ERA JANE VAN TASSEL, A WIDOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd **day of December, 2004.**

Notary Public

DENISE C. ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

JAMIE H. LACY and DANIEL N. SATRE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

102 SOUTH 16TH STREET
NASHVILLE, TENNESSEE 37206

Property Address:

102 SOUTH 16TH STREET
NASHVILLE, TENNESSEE 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 83-9, PARCEL 473

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$179900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of **December, 2004.**

Notary Public

My Commission Expires: 3-26-05

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

BANKERS TITLE AND ESCROW CORPORATION
3310 WEST END AVENUE, SUITE #410
NASHVILLE, TENNESSEE 37203

EXHIBIT 'A'

A TRACT OR PARCEL of land in Davidson County, Tennessee, described as follows:

Being a part of the easterly 25 feet of Lot No. 10 on the Map of Lindsley Park Addition, as of record in Book 547, page 76, Register's Office for Davidson County, Tennessee.

Beginning at a point in the common corner between Lots 12 and 13, which is located in the east boundary line of Lot No. 10, thence in a northerly direction along the line between Lots 10, 11, and 12, 107 feet, more or less, to the southerly line of an alley; thence along the said line of said alley in a westerly direction, 25 feet to a point; thence in a southerly direction 107 feet, more or less, to a point; thence in an easterly direction to point of beginning in the eastern boundary line of Lot No. 10.

-and-

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Lindsley Park Addition, as of record in Book 547, page 76, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 54 feet on the westerly margin of 16th Street and extends back 150.0 feet between parallel lines to a dead line in the rear.

Being the same property conveyed to ERA JANE VAN TASSEL by Quitclaim Deed from LAVERNE RAY VAN TASSEL, of record in Book 5315, page 360, Register's Office for DAVIDSON County, Tennessee. See also Warranty Deed, of record in Book 4810, page 242, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 83-9, PARCEL 473).

2. All matters as set forth on the Plan of Plat of Lindsley Park Addition, of record in Plat Book 547, page 76, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.