Davidson County DEEDWARR
Recvd: 12/09/04 11:05 2pgs
Fees:13.00 Taxes:148.00
20041209-0146803

PICK-UP

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $40,000.00.

Subscribed and sworn before me this the 29th day of November, 2004.

Affiant

Notary Public 4-1-06

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 401007
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Chris Warrick
1430 Electric Avenue
Nashville, TN 37211

Send tax bills to:
New Owner

Map 94-1 Parcel 466

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Elsie Boner Warrick , An Unmarried Woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Chris Warrick

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Shelby Village No. 2, as of record in Book 1835, page 48, as corrected by an Instrument of record in Book 2032, page 191, Register's Office for Davidson County, Tennessee.

Said Lot 59 fronts 62.0 feet on the southerly side of Electric Avenue and runs back between lines, 154.3 feet on the westerly line and 145.8 feet on the eastlerly line, to a dead line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to Henry Davis Warrick, Jr. and wife, Elsie Boner Warrick, by deed of record in Book 4106, page 831, Register's Office for said County. The said Henry David Warrick, Jr., now being deceased.

This Deed prepared with information furnished by the parties.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

37206

THIS IS IMPROVED PROPERTY KNOWN AS 1430 Electric Avenue, Nashville, TN ~~37211~~

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 29th day of November, 2004.

Elsie Boner Warrick

4-1-06

ELSIE L. WARRICK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Elsie Boner Warrick , the bargainor(s), 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, this 11/29/04.

My commission expires: _____

Notary Public