Record 2nd Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/04 14:08 2pgs
Fees:13.00 Taxes:29.60

20041217-0150369

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$8,000.00~~

Affiant

Subscribed and sworn to before me this 16th day of December, 2004

Notary Public
My Commission expires: 8-22-07
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Clarence Summey		081-16-0-332.00
~~119 14th Ave North~~ P.O. Box 325		
Madison 37115 ~~Nashville, TN 37208~~		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs-at-Law of Dorothy E. Battle**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Clarence Summey**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being parts of Lots 37 and 38 in McGavock, Wetmore and Others Second Addition to Nashville called the Addition to the Town of McGavock, a plan of which is of record in Book No. 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of 14th Avenue North, formerly Alberta Avenue and Madison Street, being the northeast corner of said lot no. 38; thence with the westerly margin of said Avenue, southerly 37-1/2 feet; thence westerly parallel with Madison Street 91 feet to the easterly margin of an alley; thence with the easterly margin of said alley northerly 37-1/2 feet to the southerly margin of Madison Street; thence with the southerly margin of said Street, easterly 91 feet to the beginning.

Being the same property conveyed to A.B. Elliott and Dorothy E. Battle by Quitclaim Deed from Nora Elliott, widow of Will Elliott on August 5, 1970 of record in Book 4437, page 130, Register's Office for Davidson County, Tennessee. And further conveyed to Dorothy E. Battle, by Quitclaim deed from A.B. Ellitott, on June 26, 1987, of record in Book 7293 , page 417, said Register's Office. Furthermore, the said Dorothy E. Battle having since died on November 12, 2004, leaving the said property to Brenda Gail Armstrong, Ronda Denise Armstrong, and Tracy Yvette Bradford, her Heirs-at-Law.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 41, Register's Office Davidson County, Tennessee.

This is improved property known as: **119 14th Ave North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 16, 2004.

The Heirs-at-Law of Dorothy E. Battle

Brenda G. Armstrong
Brenda Gail Armstrong

Ronda D. Armstrong
Ronda Denise Armstrong

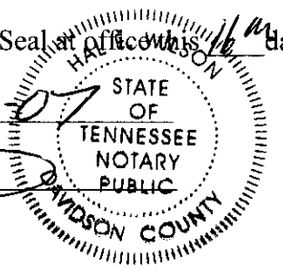
Tracy Y. Bradford By: Ronda D. Armstrong Att: In Fact
Tracy Yvette Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ronda Denise Armstrong and Brenda Gail Armstrong, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 16th day of December, 2004

My commission expires 9-22-07



Notary Public

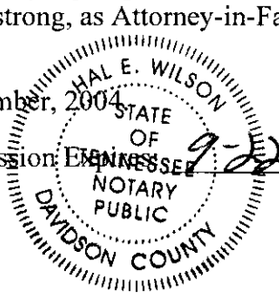
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Ronda Denise Armstrong, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Tracy Yvette Bradford, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Tracy Yvette Bradford, the bargainor(s), by the said Ronda Denise Armstrong, as Attorney-in-Fact.

WITNESS my hand and seal, this 16th day of December, 2004

My Commission Expires 9-22-07



NOTARY PUBLIC