WARRANTY DEED

B-ERA-04-2430

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/30/04 16:30 3 pgs
Fees:18.00 Taxes:381.10

20041230-0155050

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quannica T. Cheatham	Same as New Owner	
2430 Grover Street (ADDRESS)	(NAME)	59-16-56
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANET M. HOSALE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto QUANNICA T. CHEATHAM, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE SOUTHEAST INTERSECTION OF FRANCIS STREET, AND GROVER STREET BEING LOT 45, J.B. HAYNIE'S CLEVELAND PLAN OF LOTS RECORDED IN BOOK 161, PAGE 35 R.O.D.C., TN. DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 5-14-04 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN, R.L.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD NEW AT THE SOUTHEAST RIGHT OF WAY INTERSECTION OF FRANCIS STREET (50' R.O.W.) AND GROVER STREET (50' R.O.W.), SAID ROD BEING THE NORTHWEST CORNER OF LOT 45, J.B. HAYNIE'S CLEVELAND PLAN OF LOTS OF RECORD IN BOOK 161, PAGE 35 R.O.D.C., TN.; THENCE WITH THE MARGIN OF SAID GROVER STREET S 45°00'00" E 39.93 FEET TO AN IRON ROD (NEW) AT THE MOST NORTHERLY COMMON CORNER OF SAID LOT 45 AND OF LOT 46 OF SAID J.B. HAYNIES CLEVELAND PLAN; THENCE LEAVING SAID GROVER STREET WITH THE LINE BETWEEN SAID LOT 45 AND 46 S 43°59'06" W 124.89 FEET TO AN IRON ROD (NEW) IN THE MARGIN OF AN ALLEY (10' R.O.W.); THENCE WITH THE MARGIN OF SAID ALLEY N 44°58'53" W 39.68 FEET TO AN IRON ROD (NEW) IN THE MARGIN OF SAID FRANCIS STREET; THENCE WITH SAID MARGIN N 43°52'26" E 124.88 FEET TO THE POINT OF BEGINNING CONTAINING 0.11 ACRES MORE OR LESS, AND MORE PARTICULARLY DESCRIBED ACCORDING TO THE SURVEY HERETO, AS EXHIBIT "A".

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JANET M. HOSALE, MARRIED BY DEEDS FROM BARBARA M. DOUGLAS GILLIAM RECORDED MAY 10, 2004 IN INSTRUMENT NOS. 20040510-0053246 AND 20040510-0053247, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Said property is not the primary or marital residence of the within named grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2430 Grover Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Janet M. Hosale

Janet M. Hosale

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet M. Hosale, 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/they executed the within instrument for the pruposes therein contained.

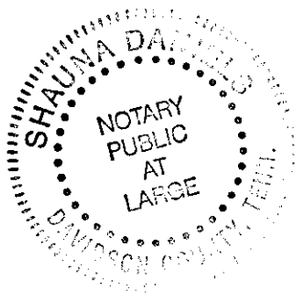
Witness my hand and official seal, this the 23rd day of December, 2004.

Shauna Daniels

Notary Public

My Commission Expires:

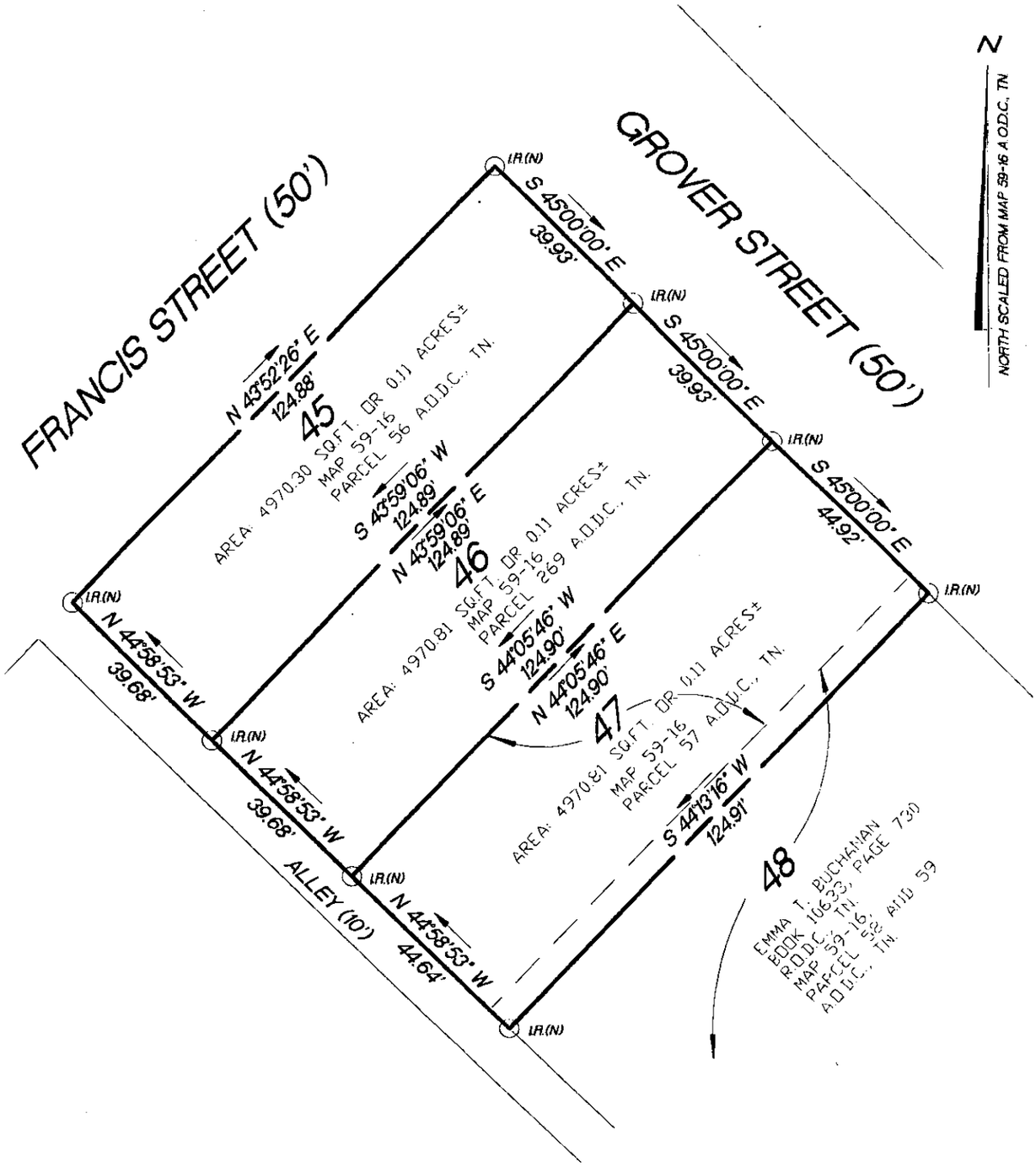
(SEAL) MY COMMISSION EXPIRES: November 22, 2008



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903



NOTE:

PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

NO UTILITIES WERE LOCATED OR SHOWN FOR THIS SURVEY. THERE MAY BE EASEMENTS AND UTILITIES PRESENT THAT ARE NOT SHOWN ON THIS BOUNDARY SURVEY.

LEGEND:

I.R.(N) - IRON ROD NEW

BOUNDARY SURVEY

PREPARED FOR:
JANET M. HOSALE

PROPERTY LOCATED:
GROVER STREET, NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

LAND DESCRIPTION:
LOTS 45,46, 47 AND PART OF 48
J.B. HAYNIE'S CLEVELAND PLAN OF LOTS
(BOOK 161, PAGE 35 R.O.D.C., TN.)

DEED REFERENCE:
INSTRUMENT# 20040510-0053246
INSTRUMENT# 20040510-0053247

ORDER# 279-15-6

SCALE 1"=30' DATE: 5-14-04

CENSUS TRACT 127.01

ZONE	MAP	FLOOD MAP	DATED
"X"	470040	0208 F	4-20-01

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A.-F.I.R.M. SPECIAL FLOOD HAZARD AREA BY MAPS AVAILABLE TO ME AT THIS TIME.

30 0 30 60
GRAPHIC SCALE
(IN FEET)
1"= 30

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH A DEGREE OF ACCURACY OF THE UNADJUSTED SURVEY BEING EQUAL TO OR GREATER THAN 1:10,000 AS SHOWN HEREON

JOHN ALAN HOOD, TN. R.L.S. NO. 1838

JOHN ALAN HOOD 1838 TENNESSEE REGISTERED LAND SURVEYOR
5-14-04

Campbell, McRae and Assoc. Surveying, Inc.
2918 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
PHONE (615) 298-2424 FAX(615)297-2828