Davidson County DEEDWARR
Recvd: 01/21/05 12:04 2 pgs
Fees:13.00 Taxes:444.00
20050121-0007946

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Milton G. Edmonds
dba Affiliated Business Services
6740 2nd St. N.W.
Washington, DC 20012

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 81-12
PARCEL 368.00
1W-19355

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey L. Hale, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Milton G. Edmonds, dba AFFILIATED BUSINESS SERVICES, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 29, on the Plan of D. T. McGavocks Addition, of record in Book 57, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey L. Hale by deed from Dorothy Horner, of record in Book 11167, Page 183, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in said Register's Office. Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 1615 6th Avenue North, Nashville, TN 37208 and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Milton G. Edmonds dba AFFILIATED BUSINESS SERVICES, its successors and assigns, forever; and I, Jeffrey L. Hale, do covenant with the said Grantee that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of January, 2005.

Jeffrey L. Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey L. Hale, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of January, 2005.

NOTARY PUBLIC

BRENDA WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 120,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of January, 2005.

NOTARY PUBLIC
My Commission Expires: Sept 22, 2007

BRENDA WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007