BOX 10-B

PICK-UP

Davidson County DEEDWARR
Recvd: 01/25/05 11:31 2 pgs
Fees:13.00 Taxes:259.00

20050125-0009030

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00**

James C Cobb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF **JANUARY**, 2005.

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 9-22-08

(AFFIX SEAL)

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. COBB, ET AL	**SAME**	**103-2-55**
(NAME) **205 ORLANDO AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROGER C. REGISTER AND WIFE, L. RENEE REGISTER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES H. COBB AND JAMES CHRISTOPHER COBB,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Plan of C.C. Vernon's Farm Subdivision, as of record in Book 161, page 164, Register's Office for said County, being Lot No. 2 on an unregistered plan of a subdivision of said Lot No. 20 made by W. B. Southgate, Surveyor, May 30, 1929, described as follows;

Beginning on the westerly margin Orlando Avenue at a point 110 feet north of the northerly margin of Burgie Street; thence at right angles westwardly 130 feet; thence northwardly and parallel with the westerly margin of Orlando Avnue 50 feet; thence eastwardly 130 feet to the westerly margin of Orlando Avenue; thence with said Avenue southwardly 50 feet to the beginning.

Being the same property conveyed to Roger C. Register and wife, L. Renee Register from Robert F. Register and wife, Joyce C. Register by deed of record in Book 10667, page 519, said Register's Office.

This conveyance is subject to Sanitary Sewer and/or Storm Drainage of record in Book 4346, page 485, said Register's Office, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **205 ORLANDO AVENUE, NASHVILLE, TN 37209**
(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 GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hand(s) this 20th day of JANUARY, 2005.

ROGER C. REGISTER **L. RENEE REGISTER**

STATE OF Ohio

COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **L. RENEE REGISTER,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Co., Ohio this 20th day of January 2005.

NOTARIAL SEAL STATE OF OHIO

PAULA VANCE RAINEY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES DEC. 22, 2009

Commission expires:

Paula Vance Rainey
Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROGER C. REGISTER,** 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 at Nashville, Tennessee this 21st day of January 2005.

Commission expires: **September 22, 2007**

Jimmy A. Duncan
Notary Public

JIMMY A. DUNCAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.