Davidson County DEEDWARR
Recvd: 02/10/05 12:37 2 pgs
Fees:13.00 Taxes:6.29

20050210-0015544

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires Jan. 27, 2008

G-CF-05-1716

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
Chris Flowers	New Owner	
1716 B 6th Avenue North	(NAME)	81-8-442
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		
(CITY) (STATE) (ZIP)	(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 DOCK E. LEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRIS FLOWERS, 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 in Davidson County, Tennessee, being the northerly twenty- five feet (25') of Lot No. 171 on North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for said County.

Being the same property conveyed to Euginia Chubb by deed from Lula Maney of record in Book 4652, page 502, Register's Office for Davidson County, Tennessee. Euginia Chubb having since died leaving William T. Lee, Emory B. Lee, and Ora J. Steele as her heirs at law as evidence by Affidavit of Heriship recorded simultaneous herewith, as shown of record in Instrument Number 20050210-0015543, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Dock E. Lee by Quitclaim Deed from Ora J. Steel of record in Book 8731, page 418, and by Quitclaim Deed from William T. Lee and Emory B. Lee of record in Book 8731, page 416, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 8731, page 418, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1716 B 6th Avenue North, Nashville, Tennessee 37208
(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.

Witness my/our hand(s) this 25th day of January, 2005.

Dock E. Lee

STATE OF Tennessee
COUNTY OF Davidson

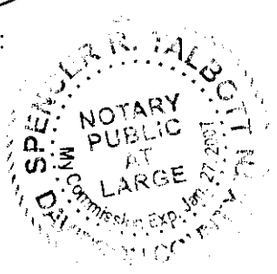
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dock E. Lee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903