Davidson County DEEDWARR
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Fees:13.00 Taxes:1309.80

20050406-0037994

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 215
Brentwood, Tennessee 37027

FROM: Charles E. Gann and wife, Tia L. Gann, Grantors
TO: William B. Bissell and wife, Sally E. Williams, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
William B. Bissell 1802 Woodland Street Nashville, TN 37206	Same as Owner	83-10-325

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $354,000.00.

Affiant

Subscribed and sworn to before me this the 21st day of March, 2005.

My commission expires: June 19, 2007

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Charles E. Gann** and **Tia L. Gann**, husband and wife, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **William B. Bradley** and wife, **Sally E. Williams,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 36 and the westerly 19.0 feet of Lot No. 37 on the Map of Richardson Place as of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 and part of Lot No. 37 front together 83.0 feet on the southerly side of Woodland, formerly Plum Street, and run back between parallel lines 220.0 feet to a dead line.

BEING the same property conveyed to Charles E. Gann and wife, Tia L. Gann by deed, recorded 11/19/03 in Instrument No. 20031119-0168817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

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

The above-described property is improved property known as: 1802 Woodland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 21ST day of MARCH, 2005.

"GRANTORS"

Charles E. Gann

Tia L. Gann

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Charles E. Gann and Tia L. Gann, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee this 21ST day of MARCH, 2005.

Notary Public

My commission Expires: June 19, 2007

{Seal}

