BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/05 15:37 3 pgs
Fees:18.00 Taxes:1812.63

20050418-0043036

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 489,900.00

Frank J. Macek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 2005

Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank J. Macek (NAME)	SAME (NAME)	93-02-4 #8.00
203 2nd Avenue North (ADDRESS)	203 2nd Avenue North (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

FOR AND 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, Wendy J. Williams and Avon N. Williams, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank J. Macek and Noreen L. Nalli, husband and wife

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. 26, on the Original plan of the town of Nashville, not of record.

Said part of said lot beginning on the westerly side of Second Avenue, North, formerly Market Street, 30 feet northerly from the northerly margin of Church Street, running thence Northerly with the westerly margin of said second Avenue, North 30 feet to the Southeast corner of the part of said lot formerly owned by John Beaty and afterwards by J.P. McFarland; thence westerly 105 feet, more or less, to the easterly margin of said alley 30 feet and thence eastwardly 105 feet, more or less, to the beginning.

Being the same property conveyed to Avon N. Williams, Jr. by deed from Dorothy Roth of record in Book 5545, page 299, RODC. By Quitclaim Deed of record in Book 7512, page 802, RODC, subject property vested in Avon N. Williams, Jr. and wife, Joan M. Williams. By Quitclaim deed of record in Book 8066, page 510, RODC, Avon N. Williams, Jr. and wife, Joan M. Williams, quitclaimed a 10% undivided right, title and interest in subject property to Richard H. Dinkins. The said Avon N. Williams, Jr. having since died and his interest in subject property vested in Joan M. Williams, as the surviving tenant by entirety. The said Joan M. Williams having since died and pursuant to her Last Will and Testament; her interest in subject property vested to Wendy Janette Williams

CONTINUED

unimproved ( )
This is improved (X) property, known as 203 2nd Avenue North, Nashville, TN 37201
(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 and 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 15th day of April 2005

Wendy J. Williams

Avon N. Williams, III

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 Wendy J. Williams and Avon N. Williams, III

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2005.

Commission expires April 23, 2005

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

and Avon N. Williams, III. By Warranty Deed of record as Instrument No. 20021211015297l, RODC, Richard H. Dinkins conveyed all of his right, title and interest in subject property to Wendy J. Williams and Avon N. Williams, III.

This conveyance is subject to all covenants, conditions and restrictions of record.