Davidson County DEEDWARR
Recvd: 05/02/05 15:29 2 pgs
Fees:13.00 Taxes:203.50

20050502-0048712

BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$55,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF **MAY, 2005.** Notary Public MY COMMISSION EXPIRES: **SEPTEMBER 22, 2007.** (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM D. BLOCK, ET AL	**SAME**	**83-5-81**
(NAME) **4132 OUTER CIRCLE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, AUBREY HIAM, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM D. BLOCK AND WIFE, JILL R. BLOCK, A ONE-HALF UNDIVIDED INTEREST AND TIMOTHY M. KENEFICK, A ONE-HALF UNDIVIDED INTEREST** 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 Lot No. 16 on the Map of Baxter's Eastwood Place, as of record in Book 421, page 9, Register's Office for said County to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Aubrey Hiam by deed from Clayton Robinson of record in Instrument Number 20050429-0048044, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor herein.

GRANTEES HEREBY ASSUME ALL OF THE 2005 COUNTY PROPERTY TAXES

Unimproved ( )
This is improved(X) property, known as **1038 CHICAMAUGA AVENUE, NASHVILLE, TN 37206**
(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, his heirs assigns forever; and I do covenant with the said GRANTEES that I am 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 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 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 my hand this 2nd day of **MAY, 2005.**

AUBREY HIAM

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 **AUBREY HIAM**, 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 he within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of May, 2005.

My Commission expires: **September 22, 2007.**

Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.