Davidson County DEEDWARR
Recvd: 05/05/05 08:27 2 pgs
Fees:13.00 Taxes:136.90
20050505-0050337

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:
Charles DeBray
518 Hamilton Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
105-7-211

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Durar A. Amer,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 05P-268** unto the Grantee, **Charles DeBray and Bob Bass**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Durar A. Amer**, described as follows:
BEING PART OF LOT NO. 2 ON THE MAP OF HAMILTON'S SUBDIVISION, AS OF RECORD IN BOOK 1, PAGE 97, COUNTY COURT OF SAID COUNTY, BEING LOTS 10 AND 11 ON THE UNRECORDED SUBDIVISION OF SAID LOT NO. 2.

ACCORDING TO THE SURVEY MADE BY W.B. SOUTHGATE, SURVEYOR, ON MAY 8, 1940, SAID LOTS 10 AND 11 FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF HAMILTON AVENUE IN THE CITY OF NASHVILLE, TENNESSEE, AND RUN BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 150 FEET EAST OF THE EASTERLY MARGIN OF PILLOW STREET, 167.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DURAR A. AMER BY WARRANTY DEED FROM ASER H. AMER, RECORDED THE 8TH DAY OF DECEMBER, 1976 IN DEED BOOK 5094, PAGE 792, IN THE REGISTER'S OFFICE OF 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 1, page 97 (Chancery Court) , in the Register's Office, Davidson County, Tennessee.

This is improved property known as 518 Hamilton Avenue Nashville, TN 37203.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Durar A. Amer** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of May 2005.

Peggy D. Mathes
Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May 2005, before me personally appeared, Peggy D. Mathes, Administrator of the **Estate of Durar A. Amer** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Durar A. Amer**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

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

CABA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires:
My Commission Expires JAN. 26, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of May, 2005.

Notary Public

CABA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
My Commission Expires JAN. 26, 2008