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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/05 15:43 2 pgs
Fees:13.00 Taxes:869.50
20050505-0050984

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$235,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MSB PROPERTIES	PINNACLE NATIONAL BANK	**83-9-174**
(NAME) **1112 WOODLAND STREET**	(NAME) 211 COMMERCE STREET	**83-9-175**
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) NASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(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, **T.J. ZARK, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MSB PROPERTIES**, 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:

TRACT I.
BEING THE SOUTH PART OF LOT NO. 8 ON THE MAP OF EAST EDGEFIELD OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 81.5 FEET ON THE WEST SIDE OF 12TH STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE NORTH MARGIN OF THE FIRST ALLEY SOUTH OF WOODLAND STREET 56.0 FEET TO A DEAD LINE.

TRACT II.
BEING THE NORTHERLY PART OF LOT NO. 8 ON THE MAP OF EAST EDGEFIELD OF RECORD IN BOOK 21, PAGE 147 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 8 FRONTS 57.0 FEET (ERRONEOUSLY REFERRED TO IN PRIOR CONVEYANCE AS 56.5 FEET) ON THE SOUTHERLY MARGIN OF WOODLAND STREET (FORMERLY LINDSEY AVENUE) AND EXTENDS BACK 108.5 FEET ON THE EASTERLY LINE WITH THE WESTERLY MARGIN OF SOUTH 12TH STREET (FORMERLY PINE STREET) AND 118.0 FEET ON THE WESTERLY LINE TO A LINE IN REAR MEASURING 56.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO T. J. ZARK, UNMARRIED BY DEED FROM RANDY BELL, MARRIED OF RECORD IN INSTRUMENT NO. 200005010043168 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1112 WOODLAND STREET, 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 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 **my hand** this **27th day of April, 2005.**

T. J. Zark By Karen Hoff
T.J. ZARK
Attorney in Fact

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Karen Hoff** acting as Power of Attorney for **T.J. ZARK, a single person** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Attorney-in-Fact who executed the fore going instrument for the purpose there in contained, and that she executed the same for **T. J. Zark, a single person** as their free act and Deed.

Witness my hand and official seal at **Nashville,** Tennessee this **27th day of April, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM **Notary Public**



My Commission Expires JULY 19, 2008