Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/05 11:49 2 pg
Fees:13.00 Taxes:111.00

20050506-0051326

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF May 2005

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LAURA A. BEASLEY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Hereford (NAME)	Juanita Bratcher (NAME)	MAP 71-15
7088 South Hampton Blvd ~~1228 North 2nd Street~~ (ADDRESS)	4009 Lancashire Drive (ADDRESS)	PARCEL 324
Antioch, TN 37013 ~~Nashville, TN 37207~~ (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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, Juanita A. Bratcher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Hereford

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. 124 on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 124 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines 145 feet to an alley.

Being part of the same property conveyed to Juanita A. Bratcher by deed from L. Hollis Bratcher of record in Book 10294, page 898, and to L. Hollis Bratcher and wife, Juanita Bratcher by deed from Ralph H. Drake and wife, Rubye A. Drake of record in Book 7439, page 181, Register's Office for Davidson County, TN.

L. Hollis Bratcher joins in this conveyance to convey any interest he may have as the husband of Juanita A. Bratcher.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 161, page 53, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1228 North 2nd Street, Nashville, TN 37207
(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 5th day of May, 2005

Juanita A. Bratcher

Juanita A. Bratcher

L. Hollis Bratcher

L. Hollis Bratcher

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 Juanita A. Bratcher and L. Hollis Bratcher

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~t~~ she ~~y~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this day of May 2005.

Commission expires 11/26/05

LAURA A. BEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Laura A. Beasley
Notary Public

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

The legal description is the same as the previous deed of record.