PICK-UP

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
Davidson County DEEDWARR Recvd: 05/06/05 12:21 2 pgs Fees:13.00 Taxes:17.58 20050506-0051341	THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $4,750.00 Mike Ray _____, Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 29 DAY OF April, 2005. Notary Public MY COMMISSION EXPIRES: 7-29-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Name: Mike Ray Address: PO Box 1362 Hendersonville TN 37077-1362	Same	081-11-0588.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, **GERALD STANKEVICH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike Ray, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S 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 the northerly 25 feet of Lot No. 171, on thek plan of the Town of McGavock, as shown on plat of record in Instrument No 20020507-0056367, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Property known as 1533½ 12th Avenue North, Nashville, Tennessee 37208.

Being the same property conveyed to Gerald Stankevich from Capital Bank & Trust Company by deed dated August 20. 2004 and recorded as Instrument No. 200409030106780, Register's Office for Davidson County, Tennessee

This is ☒ improved ☐ unimproved property, commonly known as 1533½ Twelfth Avenue North, Nashville, Tennessee 37208.

The Property is hereby conveyed to and accepted by Grantee in its present condition, "**AS IS, WHERE IS AND WITH ALL FAULTS**", including, without limitation, with respect to all facts, circumstances, title, zoning and land use restrictions, and other conditions. Except as specifically set forth below, GRANTOR HEREBY DISCLAIMS ALL WARRANTIES OF ANY KIND OR NATURE WHATSOEVER PERTAINING TO THE CONDITION OF THE PROPERTY (INCLUDING WARRANTIES OF MERCHANTABILITY OR HABITABILITY AND FITNESS FOR PARTICULAR PURPOSES), WHETHER EXPRESSED OR IMPLIED, including, without limitation, warranties with respect to zoning, land value, availability of access or utilities, compliance with any local, state or federal requirements, presence of foreign substances, rights of ingress or egress, governmental approvals, rights of third parties relating to the condition of the Property, future restrictions upon use or sale, or the soil or water conditions of the Property.

INITIALS:

GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES TO GRANTEE, INCLUDING, WITHOUT LIMITATION, AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR THEIR SUITABILITY FOR ANY PARTICULAR PURPOSE GRANTEE IS RELYING ON ITS INVESTIGATIONS OF THE PROPERTY IN DETERMINING WHETHER TO ACQUIRE IT. THE PROVISIONS OF THIS PARAGRAPH ARE A MATERIAL PART OF THE CONSIDERATION FOR GRANTOR EXECUTING THIS SPECIAL WARRANTY DEED, AND SHALL SURVIVE CLOSING. GRANTOR RECOGNIZES THAT STRUCTURES UPON THE PROPERTY ARE SCHEDULED FOR CONDEMNTATION/DEMOLITION.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging unto Grantee, its successors heirs and assigns forever; and Grantor does covenant with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered subject only to the exceptions appearing of record with the Davidson County Register of Deeds; and Grantor(s) do further covenant and bind said Grantor, Grantor's successors, assigns and representatives, to WARRANT AND FOREVER DEFEND the title to the Property to the Grantee, Grantee's successors, and assigns, against the lawful claims of all persons whomsoever claiming by and through the Grantor, but not otherwise. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 29th day of April, 2005.

GRANTOR:

Gerald Stankevich,
an individual Tennessee resident

STATE OF TENNESSEE)
COUNTY OF Davidson

BEFORE ME, Lynne Stephens, *(name of notary)* a Notary Public of the State and County aforementioned, personally appeared **GERALD STANKEVICH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal, this 29th day of April, 2005

Notary Public

My Commission Expires: 9-22-08

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

RETURN TO:
PErnest B. Williams IV, Esquire

LYNNE STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

INITIALS: