BOX 004

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/05 15:57 2 pgs
Fees:13.00 Taxes:85.10

20050509-0052307

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$23,000.00.**

Affiant

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

Notary Public
My Commission expires: 8/20/06
Affix Seal

ANDREW NEWMAN MALONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Franklin E. Davenport	SAME	83-02-0-213.00
P.O. Box 1048		
Springfield, TN 37172		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Willie Mae Peete, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Franklin E. Davenport and Steve Scheibe,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 79 on the plan of Dr. E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Willie Mae Peete, by deed from Eugene D. Simpson, unmarried, on October 3, 2002, of record in Instrument Number 20021011-0124754, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 332, page 91, Register's Office Davidson County, Tennessee.
- Metro Codes Letter of record in Instrument Number 20050330-0034483, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1500 Douglas Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 2, 2005.

Willie Mae Peete
Willie Mae Peete

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Willie Mae Peete, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 2, 2005

My commission expires 8-23-06

Notary Public

ANDREW H. MALONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY