(2)

Box 36
#20777

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000.00.

Affiant

Subscribed and sworn to me on May 18, 2005.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20777SP

Davidson County DEEDWARR
Recvd: 05/23/05 15:08 2 pgs
Fees:13.00 Taxes:1776.00
20050523-0058043

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elizabeth W. Brantley Douglas A. Yaw 1228 6th Avenue North Nashville, TN 37208	SAME	82-09-270

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joni O'Neil Henderson, formerly known as Joni Childress, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Elizabeth W. Brantley and Douglas A. Yaw, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 95 and the southerly 3 1/2 feet of Lot No. 96 on the Map of D. T. McGavock's First Addition to Nashville of record in Book 10, pages 606 and 609, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 43 1/2 feet on the easterly side of 6th Avenue North and run back between parallel lines 170.9 feet to an alley.

Being the same property conveyed to Steve Childress and wife, Joni Childress, by Deed from Phillip V. Rush of record as Instrument No. 20020717-0086273 in the Register's Office for Davidson County, Tennessee. And being further conveyed to Joni O'Neil Henderson, by Quitclaim Deed from Steve E. Childress, of record as Instrument No. 20050523-0058042, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
4. Matters shown on map of record in Book 10, pages 606 and 609, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1228 6th Avenue North, Nashville, TN 37208.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 our hands on May 18, 2005.

Joni O'Neil Henderson

Joni O'Neil Henderson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 18, 2005, before me, the undersigned, personally appeared Joni O'Neil Henderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s) he executed the same as his/her free act and deed.

Witness my hand and official seal on May 18, 2005.

Amy Adams Gowan

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
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