03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,800.00

Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 5th day of April, 2005.

Notary Public
My commission expires: 02/22/09

Davidson County DEEDWARR
Recvd: 05/23/05 16:13 2 pgs
Fees:13.00 Taxes:298.96
20050523-0058134

03-0503-32618

Address of New Owner:	Send Tax Bills to:	Tax Information
George Degerberg 500 Houston St. Nashville, TN 37203	New Owner	104-05-0-275.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert W. Bolster, Sr. and wife, Alice T. Bolster, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to George Degerberg, hereinafter called the Grantees, their successors 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 southwesterly part of Lot No. 449 on the Map of The Richland Realty Company's Subdivision C of record in Book 421, Page 31, and being more particularly described as follows:

BEGINNING at the southwest corner of said lot, at the intersection of two alleys; thence along the margin of an alley, North 68 degrees 39' East 60 feet to a corner of the property as conveyed by deed of record in Book 739, Page 121, said Register's Office, said point being 9.8 feet west of the common corner of Lot Nos. 449 and 450; thence North 6 degrees 30' West 100 feet to a point; thence North 88 degrees 16' West 69 feet to a point in the easterly margin of an alley, which point is 17.8 feet south of the southeast corner of Lot No. 445; thence along the margin of an alley South 11 degrees 14' East 125.7 feet to the point of beginning.

Being part of the same property conveyed to Robert W. Bolster, Sr. and wife, Alice T. Bolster, by deed from James B. Garner, Jerry W. Garner, Sr. and Nancy Garner Brown, heirs at law of Vauda M. Garner, of record in Instrument No. 20010706-0072406, re-recorded in Instrument No. 20011212-0137127, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20040922-0113908, and Instrument No. 20050523-0058133, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 100 Craighead Avenue, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 April, 2005.

Robert W. Bolster, Sr.

Alice T. Bolster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert W. Bolster, Sr. and Alice T. Bolster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 5th day of April, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09