6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$325,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **7TH DAY OF JUNE, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 10, 2008.**
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/10/05 11:00 2 pgs
Fees:13.00 Taxes:1202.50
20050610-0066670

L. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN NESTOR	U.S. BANK, N.A.	**91-11-319**
(NAME) **4705 ALABAMA AVENUE**	(NAME) 5711 CHARLOTTE AVENUE	**91-11-318**
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(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, **DAVID W. DUKE II and CURTIS M. GROVES, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN NESTOR, a single person,** 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:

BEING LOT 606, 608, 610, AND 612 OF BLOCK NO. 92, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 , AND 75, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NOS. 606, 608, 610, AND 612 FRONT TOGETHER 100 FEET ON THE SOUTHERLY SIDE OF ALABAMA AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DAVID W. DUKE, II, AND CURTIS M. GROVES, BY DEED FROM STEVE DUNN AND MARY LEE DUNN, OF RECORD IN INSTRUMENT 20050315-0028457, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **4705 ALABAMA AVENUE, NASHVILLE, TN 37209**

(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 **our hands** this **7th day of June, 2005.**

DAVID W. DUKE II

Curtis M. Groves By

CURTIS M. GROVES
Attorney In Fact

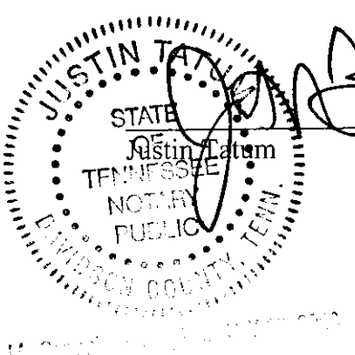
STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County, personally appeared **DAVID W. DUKE, II**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as their act and Deed.

Witness my hand and official seal at **Nashville, Tennessee** this **7th day of June, 2005**.

Commission expires: **July 19, 2008**



Justin Tatum Notary Public

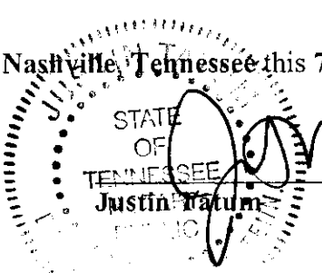
STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **CURTIS M. GROVES BY DAVID W. DUKE, II Attorney-in- Fact**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as their act and Deed.

Witness my hand and official seal at **Nashville, Tennessee** this **7th day of June, 2005.**

Commission expires: **July 19, 2008**



Notary Public