Davidson County DEEDWARR
Recvd: 07/12/05 09:47 2 pgs
Fees:13.00 Taxes:740.00

20050712-0080322

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF JULY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00771CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Cathedral Properties, G.P.	same	MAP:
2017 and 2019 Gladstone Avenue		Parcel:105-16 82.00
Nashville, TN	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NEIL H. DOBYNS AND WIFE, BARBARA DOBYNS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CATHEDRAL PROPERTIES, G.P.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2017 and 2019 Gladstone Avenue, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 6th day of July, 2005.

Neil H. Dobyns

Barbara Dobyns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, NEIL H. DOBYNS AND BARBARA DOBYNS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 6th day of July, 2005.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

TRACT ONE:

Land in Davidson County, Tennessee being Lot 125, CORRINE PLACE, as shown on plat of record in Plat Book 332, Page 1, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Neil H. Dobyns and wife, Barbara R. Dobyns by Warranty Deed from George F. Bartlett, unmarried, Robert D. Galloway and wife, Phyllis E. Galloway, recorded on the 8th day of April, 1993 in Deed Book 8911, Page 355, in the Register's Office of Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot 126, CORRINE PLACE, as shown on plat of record in Plat Book 332, Page 1, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Neil H. Dobyns and wife, Barbara Dobyns by Warranty Deed from James Halcomb and wife, Linda Halcomb, recorded on the 25th day of October, 1999 in Deed Book 11715, Page 159, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.