Davidson County DEEDWARR
Recvd: 07/15/05 14:57 2 pgs
Fees:13.00 Taxes:688.20

20050715-0082530

ELAINE EVERSMEYER
State of Tennessee
Notary Public
DAVIDSON COUNTY

WARRANTY DEED

B-CD-05-1813

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanna Dean	H & R Block Mortgage	
1813 Eastside Avenue (ADDRESS)	4520 Seeding Circle (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Tampa, FL 33614 (CITY) (STATE) (ZIP)	94-02-117.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES GABRIEL BANKS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOANNA DEAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

BEING LOT NO. 116 ON THE PLAN OF THE UNITED ELECTRIC RAILWAY'S ADDITION TO NASHVILLE AS OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 116 FRONTS 50 FEET ON THE NORTHERLY SIDE OF EASTSIDE AVENUE, FORMERLY ASHWORTH AVENUE AND RUNS BACK AND BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES GABRIEL BANKS, UNMARRIED BY WARRANTY DEED FROM LINDA J. MCCULLOCH, AND SPOUSE, JERRY L. MCCULLOCH, RECORDED ON THE 9TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030909-0131569, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

ADAM JAMES BANKS EXECUTES THIS INSTRUMENT (THROUGH HIS ATTORNEY IN FACT) TO RELEASE ANY INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY PURSUANT TO LAND INSTALLMENT CONTRACT OF RECORD IN INSTRUMENT NUMBER 20040713-0083461, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 1813 Eastside Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of July, 2005.

James Gabriel Banks

Adam James Banks by James Gabriel Banks, Attorney-In-Fact

Attorney-In-Fact

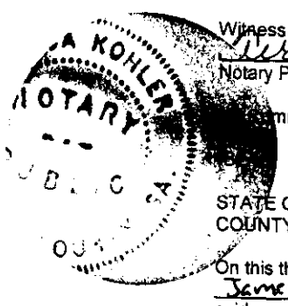
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Gabriel Banks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2005.

Teresa Kohler
Notary Public

My Commission Expires:



STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

On this the 12th day of July, 2005, before me personally appeared James Gabriel Banks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adam James Banks and who acknowledged that he/she executed the same as the free act and deed of the said Adam James Banks by virtue of that Power of Attorney, duly executed by the said Adam James Banks on July 11th, 2005 and recorded concurrently herewith in Instrument No. 20050715-0082529 or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Atlanta, Georgia this 12th day of July, 2005.

Teresa Kohler
NOTARY PUBLIC

My Commission Expires: _____

Notary Public, Paulding County, Georgia
My Commission Expires April 15, 2009

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903