20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/05 14:45 3 pgs
Fees:18.00 Taxes:259.00

20050927-0116106

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 2005

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
German Franco	SAME	MAP 71.14
(NAME)	(NAME)	
746 Douglas Avenue		PARCELS 44.00 &
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		37.00
(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, J. A. Dreisbach, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO German Franco and wife, Mabel Salcedo

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:

TRACT I:

Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 on the Map of the Henry Gibson Lands, as of record in Minute Book U, Page 147, of the County Court for said County, and described according to a survey by George W. Watkins, dated October 29, 1973, as follows:

BEGINNING at a point in the westerly margin of the Brick Church Pike, 7 feet north of the northeast corner of Lot No. 4 of said subdivision, said point being that part of Lot No. 5 conveyed to Bynum Young by deed of record in Book 1046, page 167, Register's Office for said County; thence with Young's south line and with a stone wall westerly 175 feet, more or less, to a point 16 feet south of the northwest corner of Lot No. 4; thence South 50 feet to a point, the northwest corner of that part of Lot No. 4 conveyed to Robert Wildmone by deed of record in Book 1140, Page 559, said Register's Office; thence with Robert Wildmone's north line easterly 175 feet, more or less, to a point in the westerly margin of Brick Church Pike, Robert Wildmone's northeast corner, said point being 43 feet south of the aforementioned northeast corner of Lot No. 4; thence northerly with the westerly margin of Brick Church Pike 50 feet to the point of BEGINNING.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1114 Brick Church, Nashville, TN 37207
(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 my hand this 26th day of September, 2005

J. A. Dreisbach

J. A. Dreisbach

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to J. A. Dreisbach by Warranty Deed from Pipeline Installers of Tennessee, Inc. a Tennessee Corporation of record in Book 5103, page 781, Register's Office for Davidson County, TN

Unimproved property known as 1114 Brick Church Pike, Nashville, TN 37207

TRACT II:

LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey of Geo. W. Watkins, dated Jan. 20, 1973, as follows:

BEGINNING at an iron pin in the northeasterly margin of White's Creek Pike; thence with the margin of said Pike, North 51 degrees 27' west 84.2 feet to an iron pin; thence leaving said Pike with an old fence line, North 5 degrees 20' east 342.6 feet to an iron pin; thence with a fence, South 84 degrees 40' east 67.3 feet to a iron pin; thence with an old fence line, South 5 degrees 0' West 386.5 feet to the point of BEGINNING, containing 57/100 of an acre, more or less.

BEING the same property conveyed to J. A. Dresibach by Warranty Deed from Roy J. Sweeney and wife, Mary Martin Sweeney of record in Book 4688, page 569, Register's Office for Davidson County, TN

J. A. Dreisbach and J. A. Dreisbach is one and the same person.

Unimproved property known as 1107 Baptist World Center Drive, Nashville, TN 37207 (formerly known as 1107 Whites Creek Pike, Nashville, TN 37207)

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. A. Dreisbach, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of September 2005.

Commission expires 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public