JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CD-05-546

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Affiant

Subscribed and sworn to before me this 27th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(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
George Degerberg	George Degeerberg	
546 Hamilton Avenue	500 Houston St.	105-7-224.00
Nashville, Tennessee 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ALLIANCE CONSTRUCTION INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE DEGERBERG, A MARRIED MAN, 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, BEING LOT NO. 4 ON THE UNRECORDED MAP OF THE SUBDIVISION OF BLOCK 5, ON THE MAP OF HAMILTON'S SUBDIVISION, OF RECORD IN MINUTE BOOK 1, PAGE 97, CHANCERY COURT AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 4 FRONTS 50 FEET ON THE NORTHERLY SIDE OF HAMILTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL TO AND 400 FEET WEST OF PILLOW STREET, 167.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM RICHARD B. POPE, UNMARRIED TO ALLIANCE CONSTRUCTION, INC. AS RECORDED ON THE 28TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031028-0158929; QUITCLAIM DEED FROM ALLIANCE CONSTRUCTION, INC. TO ALLIANCE PROPERTY GROUP, LLC AS RECORDED ON THE 18TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050118-0005908 RE-RECORDED AT INSTRUMENT NO. 20050126-0009756 AND QUITCLAIM DEED FROM ALLIANCE PROPERTY GROUP, LLC TO ALLIANCE CONSTRUCTION, INC. AS RECORDED ON THE 12TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050412-0040184, 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 including those of record.

unimproved ( )
This is improved (X) property, known as 546 Hamilton Avenue, Nashville, Tennessee 37203
(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 27th day of October, 2005.

Alliance Construction Inc.
BY: _____ - President

Davidson County DEEDWARR
Recvd: 11/03/05 14:59 2 pgs
Fees:13.00 Taxes:218.45
20051103-0133379

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, M. Houston Sarratt, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the President of Alliance Construction Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as President.

Witness my hand and official seal at Nashville, TN on this 27th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903