Davidson County DEEDWARR
Recvd: 11/23/05 10:52 2 pgs
Fees:13.00 Taxes:535.21

20051123-0141702

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,650.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of November, 2005.

Notary Public

My Commission Expires: 7/31/06

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:

1702 4th Avenue North
Nashville, Tennessee 37208

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

082.05-0-071.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tommy Sidwell hereinafter referred to as Grantors, hereby transfers and conveys to Theodore A. Black and Trenton J. Black, hereinafter referred to as 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 No. 36 on the plan of the D/T/ McGavock's Addition called D.T. McGavock's Plan of 98 Lot's, of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Tommy Sidwell by Special Warranty Deed from JPMorgan Chase Bank, as Trustee, of record in Instrument No. 20050131-0011321, Register's Office for Davidson County, Tennessee, dated January 20, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 21, Page 7, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1702 4th Avenue North, Nashville, TN 37208.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 18th day of November, 2005.

Tommy Sidwell

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 Tommy Sidwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2005.

Notary Public

My Commission Expires: 7/31/06

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

251100309