WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/05 11:04 2 pgs
Fees:13.00 Taxes:107.30
20051208-0147691

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: November 30, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hildebrand	William Hildebrand	081-12-0-023.00
(NAME)	(NAME)	
1714 10th Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, Gallo Fall and Dona Vassall-Fall, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Hildebrand, 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:

Land in Davidson County, being the northerly part of Lot No. 213 on the Map of McGavock's Addition to the town of Nashville, as of record in Book 21, Page 23, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of 10th Ave. North, at the intersection of the south line of the first alley south of Hydes Ferry Pike, or road; thence along the margin of said alley, southeasterly 121 feet to a point; thence westerly 124 feet to the easterly margin of 10th Ave. No., thence with the margin of the same, northerly 80 feet to the point of beginning, being triangular in shape.

Being the same property conveyed to Gallo Fall and Dona Vassall-Fall, Husband and Wife, by deed from Jimmy D. Byford and Janette Byford, Husband and Wife, executed 11/19/02 and filed for record on 11/21/02 in Instrument No. 20021121-0145006, Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 1714 10th Ave. N, Nashville, TN 37208
(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 our hands this 30th day of November, 2005.

Gallo Fall

Gallo Fall

Dona Vassall-Fall

Dona Vassall-Fall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gallo Fall and wife, Donna Vassall-Fall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2005.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:



Notary Public