WARRANTY DEED

B-MS-05-916

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,880.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/09/05 13:36 2 pgs
Fees:13.00 Taxes:480.56

20051209-0148340

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
Leslie A. Oliver	ERA Mortgage	
916 Warren Street	3910 Kirby Drive, Suite # 300	92-4-297
Nashville, Tennessee 37208	Houston, TX 77098	
(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 CLIFF'S PLUMBING AND UTILITY CONTRACTORS, INC.
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLIE A. OLIVER, unmarried, 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:

BEING THE NORTHWESTERLY PART OF THE C. M. HOLT MANSION HOUSE TRACT, SHOWN ON THE PLAN OF RECORD IN BOOK 21, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING KNOWN AS LOT 11 ON THE UNRECORDED MAP OF SAID TRACT BY FINLEY MCILWAINE, AND SHOWN IN THE UNREGISTERED COPY OF A SURVEY MADE BY S. R. SANFORD, JR., CIVIL ENGINEER, DATED AUGUST 14, 1947, AS FOLLOWS:

SAID PART OF SAID LOT FRONTS 32 FEET ON THE EAST SIDE OF WARREN STREET, FORMERLY HOLT STREET, AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE SOUTH MARGIN OF AN ALLEY, 61 FEET 6 INCHES TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JANET M. HOSALE BY WARRANTY DEED FROM EVELYN H. R. GRAVES, UNMARRIED, RECORDED ON THE 19TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050119-0006862 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Being the same property conveyed to Cliff's Plumbing and Utlity Contractors, Inc. by QuitClaim Deed recorded on October 13, 2005 in Instrument Number 20051013-0123432, Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 916 Warren Street, Nashville, Tennessee 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 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 28th day of November, 2005.

Cliff's Plumbing and Utility Contractors, Inc

BY: Janet M. Hosale

TITLE: Sec-Tre.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Janet M. Hosale, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the Secretary / Treasurer of Cliff's Plumbing and Utility Contractors, Inc., the within named bargainor, a corporation, and that she as such Secretary / Treasurer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as Secretary / Treasurer.

Witness my hand and official seal at Davidson County, TN on this 28th day of November, 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