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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/06 11:33 3 pgs
Fees:18.00 Taxes:222.00

20060207-0015084

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

x Barbara J. Hedrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF February, 2006

Notary Public

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

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 1, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay White	SAME	MAP 105-16
(NAME)	(NAME)	
914 Halcyon Avenue		PARCELS 280 & 281
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, Barbara J. Hedrick, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay White

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 NO. 1:
LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Corinne Place Resubdivision, as of record in Book 3700, Page 43, Register's Office for Davidson County, Tennessee.

SAID Lot Not. 2 fronts 48.65 feet on the Northeasterly side of Seminole Avenue and extends back 76.52 feet on the Southeasterly line and 109.16 feet on the Northwesterly line to the Westerly margin of Dunn Avenue, measuring 58.58 feet thereon.

Being the same property conveyed to Barbara J. Hedrick by Warranty Deed dated June 4, 1990, from Robert Patrick Reade, II and wife, Nansisue Reade, of record in Book 8128, Page 165, Register's Office for Davidson County, Tennessee.

Unimproved property known as 1914 Seminole Avenue, Nashville, TN 37211
(Map 105-16, Parcel 280)

TRACT NO. 2:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Corinne

CONTINUED

unimproved ( )
This is improved (X) property, known as 1914-1916 Seminole Avenue, Nashville, TN 37211
(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 3rd day of February, 2006

Barbara J. Hedrick

Barbara J. Hedrick

LEGAL DESCRIPTION CONTINUATION

Place Resubdivision, as of record in Book 3700, Page 43, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the Westerly margin of Dunn Avenue at the corner of Lot Nos. 1 and 2; thence with the line between said two lots Southwesterly 76.52 feet to the Easterly margin of Seminole Avenue; thence with the Easterly margin of said Avenue Southerly 48.36 feet to the beginning of a curve; thence around said curve which has a 20 foot radius Southeasterly 51.01 feet to the Westerly margin of Dunn Avenue; thence with the Westerly margin of Dunn AvenueNortherly 71.65 feet to the beginning.

Being the same property conveyed to Barbara J. Hedrick by Warranty Deed dated June 4, 1990, from Versie Pierce and Harley L. Pierce, heirs at law of H.B. Pierce, deceased, of record in Book 8128, Page 162, Register's Office for Davidson County, Tennessee.

Improved property known as 1916 Seminole Avenue, Nashville, TN 37211
(Map 105-16, Parcel 281)

This conveyance is subject to taxes for the year 2006, 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 Barbara J. Hedrick, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 3rd day of February, 2006.

Commission expires 9/22/07

Notary Public

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

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