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Davidson County DEEDWARR
Recvd: 03/02/06 13:09 2 pg
Fees:13.00 Taxes:558.70

20060302-0024360

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

June Ballard
Affiant

Subscribed and sworn to before me, this 28th DAY OF February,

Rachael A. Alexander
Notary Public

COMMISSION EXPIRES: 4/21/08
(AFFIX SEAL)

WARRANTY DEED

G-VRE-06-1625

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
Noel D. Lorson	New Owner (NAME)	
1625 Gartland Avenue		83-10-14.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 JOHN CHRISTOPHER KINDT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NOEL D. LORSON AND MATHEW S. HARTIN, 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 PART OF THE NORTH PART OF LOT NO. 81 ON THE PLAN OF LOCKLAND OR CHADWELL HOME PLACE IN EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 135, AND BEING KNOWN AS TRACT 1 ON AN UNRECORDED SURVEY THEREOF MADE IN MAY 1945 IN THE SUBDIVISION OF SAID PART OF LOT NO. 81, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST INTERSECTION OF GARTLAND AVENUE AND NORTH 17TH STREET, WHICH GARLAND AVENUE IS SHOWN ON THE PLAN OF ITS EXTENSION TROUGH LOT 81, OF RECORD IN BOOK 547, PAGE 104, SAID REGISTER'S OFFICE; THENCE, ALONG THE NORTH MARGIN OF GARTLAND AVENUE WESTERLY 56.1 FEET TO THE CORNER OF TRACT 1 AND 2; THENCE, WITH THE LINE BETWEEN SAID TRACTS NORTHERLY 146 FEET, MORE OR LESS, TO THE SOUTH MARGIN OF AN ALLEY; THENCE, WITH THE MARGIN OF THE SAME EASTERLY 55.3 FEET TO THE WEST MARGIN OF NORTH 17TH STREET, THENCE, WITH THE MARGIN OF THE SAME SOUTHERLY 146.6 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. KINDT AND WIFE, AMY M. KINDT BY WARRANTY DEED FROM RUBEN GARCES AND WIFE, MONICA ANNE GARCES RECORDED DECEMBER 17, 2003 IN INSTRUMENT NO. 20031217-0179853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO JOHN CHRISTOPHER KINDT BY QUITCLAIM DEED FROM AMY MARIE KINDT RECORDED OCTOBER 12, 2005 IN INSTRUMENT NO. 20051012-0123160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1625 Gartland Avenue, Nashville, Tennessee 37206
(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 February, 2006

John Christopher Kindt

STATE OF Tennessee
COUNTY OF Davidson

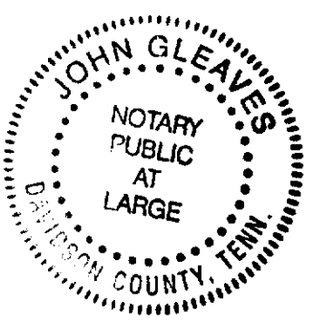
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Christopher Kindt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903