31-B
GSR+M

Davidson County DEEDWARR
Recvd: 04/11/06 13:22 2 pgs
Fees:13.00 Taxes:3237.50

20060411-0041707

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $875,000.00. Hal G. Cato **Affiant** Subscribed and sworn to before me this 11 day of April, 2006. Notary Public My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 27, 2007

Address New Owner As Follows:
Robert Frank McAlpine
and Hal G. Cato
112 Lynnwood Terrace
Nashville, TN 37205

Send Tax Bills To:
NewOwner

Map-Parcel Number:

116-04-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB HALEY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT FRANK MCALPINE AND HAL G. CATO, as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, and the northerly 50 feet of Lot No. 14 and the westerly 1/2 of a 30 foot Court which lies in the rear of said lots as shown on the Plan of Pendleton & Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County.

Said lot and part of said lot, and part of said Court adjoin and front 250 feet on the easterly side of Lynwood Terrace and run back between parallel lines 240 feet to the center of said Court, which has been closed by an instrument of record in Book 806, page 76, Register's Office for said County.

Being the same property conveyed to Bob Haley by deed from James W. Ely, Jr., and wife, Ruth M. Ely, of record as Instrument No. 20050915-0111236, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for water mains of record in Book 806, page 76, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 421, page 45, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is not the usual place of residence of the Grantor or his spouse.

This is improved property known as 112 Lynnwood Terrace, Nashville, TN 37205.

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 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 11 day of April, 2006.

Bob Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOB HALEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of April, 2006.

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JAN. 27, 2007