WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/06 16:06 3 pgs
Fees:18.00 Taxes:321.53
20060509-0054571

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2006

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryant K. Meltzer and Robert C Gale (NAME)	ComUnity Lending, Inc. (NAME)	MAP 72-5
851 N. Surf Rd., # 501 (ADDRESS)	1432 North Great Neck Rd.,# 207 (ADDRESS)	PARCEL 82
Hollywood, FL 33019 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23454 (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, William T. Baty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryant K. Meltzer and Robert C. Gale, a one-half undivided interest each as tenants in common with right of survivorship

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:

Two Tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

Being the rear of 180 feet of the easterly half of Lot No. 8 as shown on the Map of C. W. Waller's Subdivision, of the John D. Anderson Home Place, as of record in Book 421, Page 35, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Thomas Street and extends back between parallel lines, 180 feet, more or less, to a dead line in the rear, which dead line is located 200 feet south of the southerly margin of Elvira Avenue.

TRACT NO. 2:

Being the westerly 17 feet of the southerly 132 feet of the easterly 100 feet of Lot No. 7 on the Plan of C. W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Book 421, Page 35, Register's Office for Davidson County, Tennessee, described in accordance with the survey made by Hickerson-Miller, Engineers-Surveyors, dated April 15, 1959, as follows:

Beginning at a point on the northerly margin of Thomas Street; being north 86 degrees West 683 feet from the northerly intersection of Thomas Street and Anderson Place; thence along said margin of Thomas Street, north 86 degrees West 17 feet to a point; thence north 4 degrees 30' east 132 feet to a point;

CONTINUED

unimproved ( )
This is improved (X) property, known as 915 A Thomas Avenue, Nashville, TN 37216
(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 5th day of May 2006

William T. Baty

William T. Baty

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 William T. Baty

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 5th day of May, 2006.

Commission expires March 20, 2010

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

LEGAL DESCRIPTION CONTINUATION

thence south 86 degrees East 17 feet to a point; thence south 4 degrees 30' West 132 feet to the beginning.

Being part of the same property conveyed to William T. Baty by Quitclaim Deed from Baty Investment Group, Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20051219-0151859, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. IF ANY, AS MAY BE SET FORTH ON THE PLAN OF C. W. WALLER'S SUBDIVISION OF THE JOHN D. ANDERSON HOME PLACE OF RECORD IN BOOK 421, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ANY MATTERS AS MAY HAVE BEEN SET FORTH ON SURVEY MADE BY HICKERSON-MILLER, ENGINEERS-SURVEYORS, DATED APRIL 15, 1959.