Bk4 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/06 13:55 3 pgs
Fees:18.00 Taxes:980.50

20060516-0057384

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to me on May 15, 2006.

NOTARY PUBLIC

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21597SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William R. Hostettler James A. Terrell Lewis W. McDaniel 208 Woodford Place Nashville, TN 37215	SAME AS NEW OWNERS	92-08-284, 359, 283

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Malone Belote, Sr., an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto William R. Hostettler, a one third (1/3) undivided interest and James A. Terrell, a one third (1/3) undivided interest and Lewis W. McDaniel, a one third (1/3) undivided interest, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1: 1601 Charlotte Avenue

Land in Davidson County, Tennessee, being part of Lot No. 6 in McMillin Subdivision of The Old Penitentiary Land as shown in Plat Book 161, page 119, in the Register's Office for Davidson County, Tennessee, said part of said lot is described as follows:

Beginning at the northeast corner of said Lot No. 6, said point being the southwest intersection of Charlotte Avenue and McMillin Street, running thence westwardly with the south line of Charlotte Avenue 28.95 feet, more or less, to the center of a common or party wall; thence southwardly parallel with McMillin Street and through the center line of said common wall and wall extended 64.1 feet to a point; thence at right angles to McMillin Street, West 22.7 feet to a point in the westward margin of said Lot 6; thence southwardly and along the westerly line of Lot 6, 41.5 feet to a point; thence eastwardly and at right angles with said McMillin Street, 50.8 feet to the westwardly margin of McMillin Street; thence northwardly along the westwardly margin of McMillin Street, 98.7 feet to the point of beginning.

Being the same property conveyed to Malone Belote, Jr., by Deed from Sherry Gilbert Goodman of record as Instrument No. 20031113-0166272 in the Register's Office for Davidson County, Tennessee.

TRACT 2: 1603 Charlotte Avenue

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of McMillin Subdivision of the Old Penitentiary Lane, of record in Plat Book 161, page 119, in the Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Charlotte Avenue, said point of beginning being 28.95 feet west of the northeast corner of said Lot No. 6; thence with the center line of a common wall southwardly and parallel to McMillin Street with said common wall and said wall extended 64.1 feet to a point; thence west and at right angles with McMillin Street 22.7 feet to the westerly line of said Lot 6; thence along the west line of said Lot No. 6 northwardly 69.66 feet to the south margin of Charlotte; thence along the south margin of Charlotte Avenue eastwardly 23.4 feet, more or less, to the point of beginning.

Being the same property conveyed to Malone Belote, Sr. by Deed from Barbara Feldman and Arlene Lyons of record in Book 8528, page 141, in the Register's Office for Davidson County, Tennessee.

TRACT 3: 1605 Charlotte Avenue

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Gov. McMillin's Subdivision of the Old State Penitentiary Land, of record in Plat book 161, page 119, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Malone Belote, Sr., by Deed from The Vanderbilt University of record in Book 9369, page 66, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on Plan of record in Book 161, page 119, in the Register's Office for Davidson County, Tennessee.
3. Easement for sewer shown on Metro Engineer's Map in said Register's Office.
4. Easement of record in Book 8527, page 210, in said Register's Office. TRACT 1
5. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1601, 1603, 1605 Charlotte Pike, Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 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 our hands on May 15, 2006.

Malone Belote Sr

Malone Belote, Sr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 15, 2006, before me personally appeared Malone Belote, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 15, 2006.

NOTARY PUBLIC

NOTARY PUBLIC
Douglas A. Bruce
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

My Commission Expires: