03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $79,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2006.

Notary Public
My commission expires: 02/22/09

03-0605-33666

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tritt A. Eastwood	NEW OWNER	71-16-0-037
1335 Jones Avenue		
Nashville TN 37207		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth West, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Charles R. Williams, III, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the North 60 feet of Lots 1 and 2 on the Plan of Resubdivision of A. B. Spain's Lischey Garden, of record in Book 332, Page 5, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth West by deed from Leland D. Watts, dated 9-11-03, of record in Instrument No. 20030916-0135619, Register's Office for Davidson County, Tennessee.

Subject property is not and never has been the residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1335 Jones Avenue, Nashville, TN 37207

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

Davidson County DEEDWARR
Recvd: 06/12/06 13:48 2 pgs
Fees:13.00 Taxes:292.30
20060612-0069756

WITNESS my hand this 1st day of June, 2006.

Kenneth West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of June, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

