Davidson County DEEDWARR
Recvd: 06/26/06 14:31 3 pgs
Fees:18.00 Taxes:368.15
20060626-0076119

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44675

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAYBURN McGOWAN, JR. ET AL	SAME	105-3-275
811 Monroe Street		
Nashville, TN 37208		

FOR AND IN 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, I/WE,

Cason A. Dickinson, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rayburn McGowan, Jr., as to a 51% undivided interest and Gregory E. Wood as to a 49% undivided interest

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Cason A. Dickinson, Trustee, by virture of Final Decree Confirming Sale, of record in Book 9561, Page 97; and Default Judgment Order of record in Book 10218, Page 326, Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1267 2nd Avenue, South, Nashville, TN 37210

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/our hand(s) this 15th day of June, 2006

Cason A. Dickinson, Trustee

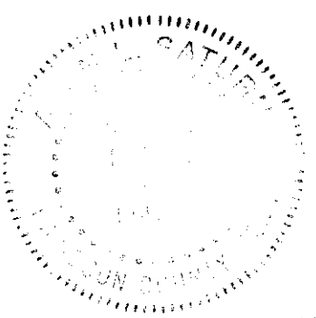
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named CASON A. DICKINSON, TRUSTEE, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 2006

Notary Public

My Commission Expires: 7/29/2006



My Commission Expires JULY 29, 2006

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being part of Lot No. 30 on the Plan of John Nelson's Addition, as of record in Book 2, Page 182, Register's Office for said County, and part of Lot No. 10 on the Plan of James W. Hamilton's Subdivision of Lot Nos. 31, 32, etc., in said Nelson's Addition as of record in Plan Book 1, Page 101, Chancery Court at Nashville, described together as follows:

BEGINNING at the northwest corner of Second Avenue South, formerly Market Street and Hart Street, formerly Tutwiler Avenue; thence with the westerly margin of Second Avenue South, Northwardly 96 ft., more or less, to the southeast corner of the property conveyed to Clarence Taylor and wife, by deed from J.U.G. Rich and wife, of record in Book 742, Page 277, said Register's Office; thence with said Taylor's southerly line, westwardly 127 ft. more or less, to the easterly margin of an alley; thence with said alley, southwardly 12 ft., more or less, to the northerly margin of Hart Street; thence with said street, eastwardly 151 ft., more or less, to the beginning.