ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-CF-06-1105

Davidson County DEEDWARR
Recvd: 07/07/06 08:06 2 pgs
Fees:13.00 Taxes:37.00
20060707-0081333

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Flowers	New Owner (NAME)	
1105 Jackson Street		92-4-236
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH W. FRIERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRIS FLOWERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE EASTERLY 25 FEET 5.5 INCHES OF THE WESTERLY 49 FEET 4 INCHES OF LOTS NO. 13 AND 14 ON THE PLAN OF MORRISON'S SUBDIVISION OF LOT NO. 158 JUDGE MCNAIRY'S HOME PLACE, NOT OF RECORD, ALSO BEING PART OF THE LOT MARKED "ROTH" ON THE PLAN OF JOHNSON BRANSFORD'S SUBDIVISION OF A PART OF SAID LOT NO. 158 JUDGE MCNAIRY'S MANSION HOUSE TRACT, AS OF RECORD IN BOOK 161, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF JACKSON STREET 88 FEET 5 INCHES WEST OF THE WESTERLY MARGIN OF 11TH. AVENUE NORTH, FORMERLY CUMBERLAND STREET; THENCE WITH THE SOUTHERLY MARGIN OF JACKSON STREET WESTERLY 25 FEET 5.5 INCHES TO A POINT; THENCE SOUTHWARDLY AND PARALLEL WITH SAID 11TH. AVENUE NORTH, 100 FEET TO A POINT; THENCE EASTERLY 25 FEET 5.5 INCHES TO A POINT; THENCE NORTHWARDLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH W. FRIERSON BY FINAL DECREE CONFIRMING SALE, RECORDED ON THE 6TH DAY OF DECEMBER, 1999 IN INSTRUMENT NO. 19991206-0300208, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; and b) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1105 Jackson Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of June, 2006.

Joseph W. Frierson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph W. Frierson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903