Davidson County DEEDWARR
Recvd: 07/26/06 08:08 2 pgs
Fees:13.00 Taxes:37.00

20060726-0089773

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-JG-06-1827

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 20th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-20-06
(AFFIX SEAL)

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)	
1827 16th Avenue North (ADDRESS)	(ADDRESS)	81-7-216.00
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 PROTENTIAL INC., 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF W. M. BUTLER'S SUBDIVISION, OF RECORD IN BOOK 57, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOT NO. 34 FRONTS 45 FEET ON THE WESTERLY SIDE OF 16TH AVENUE NORTH, FORMERLY BUTLER STREET, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE SOUTHERLY MARGIN OF AN ALLEY 145.6 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. DUNN AND BEULAH D. DUNN BY FINAL DECREE CONFIRMING SALE RECORDED ON THE 27TH DAY OF JANUARY, 1995 IN DEED BOOK 9580, PAGE 449, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Also, being a part of the same property conveyed to Protential, Inc. by Warranty Deed executed June 27, 2006 and filed for record as Instrument Number 20060712-0084075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1827 16th Avenue North, 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 20th day of July, 2006.

Protential Inc.
BY: CFO

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of July, 2006, before me personally appeared Thomas Lanier, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Financial Officer of Protential Inc., the within named bargainor, a corporation, and that he/she as such Chief Financial Officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of July, 2006.

Notary Public

My Commission Expires: 7-29-06



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