WARRANTY DEED

G-JG-06-1105

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Curtis Borntrager
Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Curtis Borntrager	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 CHRIS FLOWERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CURTIS BORNTRAGER AND WIFE, HOLLY BORNTRAGER, 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 CHRIS FLOWERS BY WARRANTY DEED FROM JOSEPH W. FRIERSON RECORDED JULY 7, 2006 IN INSTRUMENT NO. 20060707-0081333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 161, page 146, Register's Office for Davidson County, Tennessee.

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 19th day of July, 2006.

Chris Flowers

Davidson County DEEDWARR
Recvd: 07/26/06 08:49 2 pgs
Fees:13.00 Taxes:111.00

20060726-0089872

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Flowers, 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 19th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JAN. 26, 2008

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