WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/06 14:13 2 pgs
Fees:13.00 Taxes:157.25

20060803-0094918

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 19885-1

The actual consideration or value, whichever is greater, for this transfer is **$42,500.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2006.

Notary Public

My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey S. Brock	**"New Owner"**	**083-01-0-257.00**
2937 Berry Hill Drive		
Nashville, TN 37204		

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,

Billy Eugene Hollis, unmarried

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

Jeffrey S. Brock

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:

LAND in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being a part of Lot No. 6 on the Plan of the Division of the real estate of John Hobson, deceased, as of record in Minute Book "L", Page 363, of the Circuit Court for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Petway Avenue at a point 200 feet easterly from the Northeast corner of A. W. Hooker's Subdivision, the plan of which is of record in Book 57, Page 131, Register's Office for Davidson County, Tennessee; thence, with the southerly margin of said Avenue easterly 50 feet to Tatum's Northwest corner; thence, with his westerly line, southerly 183 feet, more or less, to Robinson's Northeast corner; thence, with his North line westerly 50 feet; thence, northerly 183 feet, more or less, to the BEGINNING.

BEING the same property conveyed to Robert C. Williams, by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, of record in Instrument No. 20040602-0064128, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Billy Eugene Hollis, by Quitclaim Deed from Robert C. Williams, an unmarried person, of record in Instrument No. 20041102-0131444, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (X) unimproved (____) property, known as: **1006 Petway Avenue, Nashville, TN 37209**

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 hand this **31st** day of **July, 2006.**

Billy Eugene Hollis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2006.**

Jennifer L. Johnson
Notary Public

My Commission Expires: Nov. 24, 2007

