T092HIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner
591 Whispering Hills Court
Nashville, TN 37211

MAP PARCEL NUMBERS
Map & Parcel No.:
092.09-0-0 036.00 Lot 27, Georgia Avenue

092.09-0-0 037.00 Lot 28, Georgia Avenue

092.09-0-0 038.00 Lot 29, Georgia Avenue

092.09-0-0 039.00 Lot 30, Georgia Avenue

Davidson County DEEDWARR
Recvd: 08/07/06 11:24 2 pgs
Fees:13.00 Taxes:88.80

20060807-0096397

WARRANTY DEED

THIS INDENTURE, made and entered into this 03rd day of August, **2006**, by and between **Frank Davenport**, party of the first part, and **John Trudel and Robert N. Moore Jr.**, party of the second part,

WITNESSETH: That for and in consideration of **$24,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 27, part of Lots 28, 29, 30, on the Plan of College Hill Subdivision Section III, of record in Book 2663, page 1, Register's Office for said County. Said Lot No. 27 fronts 60 feet on the southerly side of Georgia Avenue, and extends back 108.38 feet on the westerly line, 109.3 feet on the easterly line, to an alley on which it measures 66.5 feet.

Said part of Lot 28 fronts 60 feet on the southerly side of Georgia Avenue, and extends back 109.3 feet on the westerly line and 105 feet more or less on the easterly line, which said line extends back to Interstate Highway I-40 right of way, and measures on said right of way, and on alley in the rear, 60 feet more or less.

Said part of Lot 29 fronts 60 feet on the southerly side of Georgia Avenue, and extends back 105 feet more or less on the westerly line and 50 feet more or less on the easterly line to Interstate Highway I-40 Right of Way on which it measures 80 feet or more or less on the

Said part of Lot 30 is triangular in shape, and fronts 55 feet more or less on the southerly side of Georgia Avenue, and extends back 50 feet more or less on the westerly line and measures 75 feet more or less on the Interstate Highway I-40 Right of way.

Being the same property conveyed to Frank E. Davenport from Kenneth Allen Mitchell by Bankruptcy Trustee's Deed, of record in Book 20021118-0142899, dated 11/18/02 and recorded 11/18/02, Registers Office of Davidson County, Tennessee.

The above referenced property is also known as 3660, 3664, 3668, & 3672 Georgia Court Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s);any and all matters appearing of record in Book 2663, page 1; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Frank Davenport

Frank Davenport

STATE OF TENNESSEE, COUNTY OF TENNESSEE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frank Davenport** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 3rd day of August, 2006.

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires 2/27/10

Christy D. Landrum

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$24,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edward B Baldwin

Affiant

Subscribed and sworn to before me this 3rd day of August, 2006.

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Christy D. Landrum

Notary Public

My Commission Expires: 2/27/10

PROPERTY ADDRESS:
3660, 3664, 3668, & 3672 Georgia Court
Nashville, TN 37209

Name & Address of New Owner:

Same as tax bill