Davidson County DEEDWARR
Recvd: 08/08/06 15:12 3 pgs
Fees:18.00 Taxes:1073.00

20060808-0097529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

06-3769

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2006.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 3/15/2010

JANIS L. DUREE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina H. Adams		105-9
(NAME)	(NAME) New Owner	
2039 Elliott Avenue		442
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37204		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Eslick, Stueck & Taylor, a TN General Partnership

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

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 2039 Elliott Avenue, Nashville, TN 37204

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 their hands this 14th day of July, 2006.

Eslick, Stueck & Taylor

Thomas A. Stueck
Partner

06-3769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Thomas A. Stueck and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Partner and _____ respectively of the Eslick, Stueck & Taylor the within named bargainor, a ~~corporation~~ partnership, and that (he / they) as such Partner and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership by the said Thomas A. Stueck as such Partner and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tennessee on this the 14th day of July 2006.

My commission expires 3/15/2010

JANIS L. DUREE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Eslick, Stueck & Taylor, a TN General Partnership the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2006.

My commission expires 3/15/2010

Notary Public Janis L. Duree

File No.: 06-3769

ATTACHMENT

Land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

Being the southerly part of the northerly half of Lot No. 68 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described according to a plat of a subdivision of said property made Augut 10, 1918, by W. B. Southgate, not of record, as follows:

Beginning on the westerly margin of Elliott, formerly Kirkland Avenue, at the southeast corner of the northerly half of said lot; thence with the westerly margin of said Avenue, northerly 67 feet 2 inches to T. M. Dent's southeast corner; thence with his southerly line, westerly 285 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 30 feet to the southwesterly corner of the northerly half of said lot; thence with the souterhly line of the northerly half of said lot, easterly 290 feet to the beginning.

BEING the same property conveyed to Eslick, Stueck & Taylor, a TN General Partnership, consisting of Craig J. Eslick, Heather B. Eslick, Thomas A. Stueck, Gennifer D. Stueck, Eric Taylor and Amanda L. Taylor, by deed from Eugene Copeland, filed of record in Instrument No. 20060307-0026242, Register's Office for Davidson County, Tennessee.