Davidson County DEEDWARR
Recvd: 08/31/06 09:47 2 pgs
Fees:13.00 Taxes:832.50

20060831-0107547

WARRANTY DEED

AT-20060155

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of August, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dainon T. Sidney	SAME	082-09-0 219.00
P. O. Box 281167		
Nashville, TN 37228		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, William D. Cole, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Dainon T. Sidney, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

TRACT 1

Being the south 84 1/4 feet of Lot No. 24 on the Map of Hugh W. McGavock's Addition to Nashville, of record in book 17, page 640, of the Register's Office for said County.

Said part of said lot fronts 84 1/4 feet on the west side of Second Avenue North and runs back between parallel lines, along the north margin of Monroe Street, 142.4 feet to a dead line or an alley.

TRACT 2

Being part of Lot No. 24 in H. W. McGavock's Addition to Nashville, as of record in book 17, page 640, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the westerly margin of Second Avenue North formerly Market Street, 84 feet north of the northwest corner of Monroe Street and Second Avenue North; thence westwardly parallel with the north margin of Monroe Street, 142 feet 4 inches to a point in the dividing line between Lot Nos. 0 and 24 on said plan; thence northwardly, with the dividing line between said Lots nos. 9 and 24, 32 feet to a point; thence eastwardly, with a line parallel with the southerly line of Lot No. 23, 142 feet 4 inches to the westerly margin of Second Avenue north; thence southerly with the westerly margin of Second Avenue North, 32 feet to the point of beginning.

Being the same property conveyed to William D. Cole from Gene A. Cash and wife, Agnes C. Cash by Warranty Deed dated January 10, 2000 and recorded January 11, 2000 in Instrument #20000111-0003970, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1301 2nd Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 28th day of August, 2006

William D. Cole

William D. Cole

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Dickson

Personally appeared before me, Diane L. Birt, a Notary Public in and for said County and State, the within named William D. Cole, the bargainor(s), 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 Charlotte, TN ~~this~~ 28th day of August, 2006.

Diane L Birt

Notary Public

My Commission Expires: 2-25-09

DIANE L. BIRT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON