THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03272

Davidson County DEEDWARR
Recvd: 09/20/06 12:01 2 pgs
Fees:13.00 Taxes:111.00
20060920-0116475

Property Address:
1330 2nd Ave, Nashville, TN 37203

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Evans Pope, Sr., James Pope and Caulette Pope** hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Woodstock Vintage Lumber, its successors and assigns** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 in John Lumsdens Plan No. 2 as of record in Book 47, Page 116, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the east side of South Market Street now 2nd Avenue South in the City of Nashville and runs back eastwardly and between parallel lines 120 feet to an alley.

Being the same property conveyed to Willie D. Pope by Quitclaim Deed from Thelma E. Pope, Dorothy L. Houston, William H. Pope, Evans D. Pope and James C. Pope dated October 28, 1980 and filed November 3, 1981 of record in Book 5815, Page 31, Register's Office for Davidson County, Tennessee. Said Willie D. Pope having since died leaving property to Evans D. Pope per the Will of Willie D. Pope.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 30th day of August, 2006.

X Evans Pope {Seal}
Evans Pope, Sr.

X James Pope {Seal}
James Pope

X Caulette Pope Bradley {Seal}
Caulette Pope

State of TENNESSEE
County of DAVIDSON

On this the 30th day of August, 2006, before me, the undersigned officer, personally appeared Evans Pope, Sr., James Pope, Frankie Pope, and Caulette Pope known to me (or satisfactorily proven) to be the parties executing the foregoing instument and they a

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27 2007

Notary Public

My Commission expires: 1-27-07

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $30,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 30th of August, 2006.

Notary Public

My Commission expires: 1-27-07

Name of Owner and Property Address:
Woodstock Vintage Lumber
2500 Westwood Avenue
Nashville, TN 37212

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES

Person Or Entity Responsible For Payment Of Taxes:
Woodstock Vintage Lumber
Same

Tax Parcel ID#: 105-8-88