WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/06 08:38 2 pgs
Fees:13.00 Taxes:192.40

20061027-0133233

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELODY ANN GILL	-Same-	MAP 69-16 PAR 179
(NAME)	(NAME)	
3119 Hydes Ferry Rd.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ROBERT GARY TEMPLE and ALTA DENISE BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELODY ANN GILL**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being described as follows:
TRACT I: Beginning in the center of Asylum Avenue t the northeast corner of property conveyed to City of Nashville by deed from Albert Duling et al, of record in Book 1316, page 157, Register's Office for said County; thence with the line of said City of Nashville property northwestwardly 300 feet; thence at right angles northeastwardly 60 feet; thence at right angles southeastwardly 300 feet to the center of Asylum Avenue; thence with the center of said Avenue southwestwardly 60 feet to the beginning.

TRACT II: Beginning at a point in the center of the County Hospital Road or Asylum Road, 154 feet southwesterly from the southeast corner of the property conveyed to William H. Outlaw and wife, by J. B. McWhirter by deed of record in Book 2275, page 81, Register's Office for Davidson County, Tennessee; thence North 54 deg. 30' West 200 feet to an iron pin; thence South 36 deg. 30' West 40 feet to a stake; thence South 54 deg. 30' East 200 feet to the center of Asylum Road; thence with the center of said Road North 36 deg. 30' East 40 feet to the beginning, described according to a survey made by T. R. Sanford, Surveyor, February 3, 1956.

TRACT III: Beginning at an iron pin in the southern boundary line of the property conveyed to Bordeaux Civic Club, Incorporated by deed from W. B. Marr et al, of record in Book 2021, page 57, and by deed of correction of record in Book 2137, page 297, Register's Office for said County, said point being the southwest corner of the property conveyed to Clarence Preston and wife, by deed from J. B. McWhirter of record in Book 2594, page 609, Register's Office for Davidson County, Tennessee; thence with the southern boundary of said Bordeaux Civic Club corner of said property North 54 deg. 30' West 100 feet to an iron pin; the southwest corner of said property; thence with the western boundary line of said property North 36 deg. 30' East 40 feet; thence South 54 deg. 30' East 100 feet to the northwest corner of said Clarence Preston Property; thence with the Preston's western boundary line South 36 deg. 30' West 40 feet to the beginning, described partly according to a survey made by George W. Watkins, Surveyor February 18, 1953. Being the same property conveyed to Robert Gary Temple and Alta Denise Brown by deed of record in Inst. No. 200208160099463,RODCT
TRACT III has no access or road frontage and the above described Tracts I and II provide access to subject tract.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is not the principal residence of the grantors.

This is improved property, known as 1813 COUNTY HOSPITAL ROAD, NASHVILLE, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 19th day of October, 2006.

ROBERT GARY TEMPLE

ALTA DENISE BROWN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ROBERT GARY TEMPLE and ALTA DENISE BROWN the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 19th day of October, 2006.

Commission expires: 2-10-08

Notary Public

NOTARY PUBLIC AT LARGE WILLIAM D. CRAIG HEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008