(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/06 11:12 2 pgs
Fees:13.00 Taxes:1036.00
20061108-0138985

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

David Hallum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-21-07
(AFFIX SEAL)

DELLA L. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Hallum	Tennessee Bank & Trust	MAP & Parcel
(NAME) 4811 Idaho Ave.	(NAME) 330 Mayfield Dr. Ste. C-6	10303015500
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	MST 2006-0810
(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, Hallum Company Builders, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Hallum, and wife, Sue M. Hallum, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. **712** of Block 34 on the Plan of Charlotte Park Company's First Addition to Nashville as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 712 fronts 60 feet on the southerly side of Idaho, formerly Fifth Avenue and runs back between parallel lines, with the easterly margin of 49th Avenue North, formerly Eight Street, 150 feet to an alley.

Being the same property conveyed to Hubert Harrison Cowell and wife, Edna Mai Cowell by warranty deed of Alexander C. Brown and wife, Carrie Allen Brown of record in Book 1910, page 180, Register's Office of Davidson County, Tennessee, dated 11/07/50. The said Hubert Harrison Cowell having since died and by operation of law said property is vested in Edna Mai Cowell.

Being the same property conveyed to Hallum Co. Builders, Inc. by warranty deed of Edna Mai Cowell, unmarried of record in Instrument No. 20060620-0073517, Register's Office of Davidson County, Tennessee, dated 06/16/06.

This conveyance is subject to: (1) Subject to all the matters appearing of record in Book 57, page 103, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4811 Idaho Ave., Nashville, TN 37209
(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 my hand this 3rd day of November, 2006.

Hallum Company Builders, Inc.

By: _____
Lynn Hallum, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Lynn Hallum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the President of Hallum Company Builders, Inc., the within named bargainor, a corporation, and that Lynn Hallum, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President of said corporation

Witness my hand and official seal at Franklin, Tennessee this 3rd day of November, 2006.

Commission expires: 1-21-07

DELLA L. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2007

_____
Notary Public