WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$150,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 9th DAY OF NOVEMBER, **2006.**

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/17/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/15/06 11:43 2 pg
Fees:13.00 Taxes:555.00
20061115-0141821

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
RUBIN L. COCKRELL	**SAME**	**09213001000**
3905 PARK AVENUE		
NASHVILLE, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF **$150,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KAWESI BOATSWAIN

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

RUBIN L. COCKRELL, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 of Block 15 in the Charlotte Park Company's addition of record in Book 57, pages 161 and 162 of the Register's Office for Davidson County, Tennessee and being located in Ward No. 11, formerly Ward No. 5 of the City of Nashville.

Said Lot No. 3 fronts 50 feet on the southerly side of First Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nathaniel B. Barnett and wife, Bobbie Barnett by Installment Deed from Aileen A. Roland dated 11/18/77 and filed for record on 11/22/77 in Book 5225, page 373, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Kawesi Boatswain by Warranty Deed from Nathaniel B. Barnett and wife, Bobbie Barrett by Constance Plantt as Power of Attorney dated 07/10/06 and filed for record 07/10/06 in Instrument No. 20060710-0082343, Register's Office for Davidson County, Tennessee. See also Warranty Deed of record in Book 5225, Page 373.

Subject to all matters of record in the Plan of Record in Plat Book 57, page 161 & 162, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **3905 PARK AVENUE**
NASHVILLE, TN 37209

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 not 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 ever 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 9 day of **NOVEMBER, 2006**

KAWESI BOATSWAIN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KAWESI BOATSWAIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of **NOVEMBER, 2006.**

NOTARY PUBLIC

(SEAL) LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN My Commission expires: 3/17/07