20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/06 13:28 3 pgs
Fees:18.00 Taxes:148.00

20061120-0143701

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

X Calvin L. Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF November 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 115, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin L. Tate (NAME)	Same As New Owner (NAME)	MAP 71-14
1401 Shoreside Drive (ADDRESS)	(ADDRESS)	PARCEL 38
Hendersonville, TN 37075 (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, J. A. Dreisbach, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin L. Tate, a single person

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:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on the Plan of Henry Gibson Lands, as of record in Minute Book "U", Page 147, County Court for said County, described as follows:

BEGINNING on the Westerly margin of Brick Church Pike at the Southeast corner of the property conveyed to J. R. Brawley and wife, by deed from Elizabeth Watson, of record in Book 1308, Page 603, Register's Office for Davidson County, Tennessee; thence with Brawley's Southerly line Westwardly 177 feet, more or less, to their Southwest corner; thence Southwardly 37 feet 7 inches to the Northwest corner of the property conveyed to W. H. Pilkerton and wife, by deed from P. T. Gibson and wife, of record in Book 838, Page 216, Register's Office for Davidson County, Tennessee; thence with Pilkerton's Northerly line Eastwardly 177 feet, more or less, to the Westerly margin of said Pike, Northwardly 41 feet 8 inches to the beginning.

Being the same property conveyed to J. A. Dreisbach by Warranty Deed dated August 10, 1979, from Barbara Roberts, William Osteen, Gerold Osteen, Helen Hutcheson and Mary Ann Greer, of record in Book 5480, Page 325, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1112 Brick Church Pike, Nashville, TN 37207
(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 15th day of November, 2006

X J. A. Dreisbach
J. A. Dreisbach

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. A. Dreisbach, Unmarried

the bargainor _____, 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 Goodlettsville, Tennessee, this 15th day of November, 2006.

Commission expires 9/22/07

Notary Public

DANIELLE WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public