Davidson County DEEDWARR
Recvd: 11/30/06 09:24 2 pgs
Fees:13.00 Taxes:74.00

20061130-0147660

# WARRANTY DEED

| THIS INSTRUMENT PREPARED BY<br>Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353-0930 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS:<br>**David Pritchard**<br>**1028 2nd Avenue South**<br>**Nashville, TN 37210** | SEND TAX BILLS TO:<br>**SAME** | MAP-PARCEL NUMBERS:<br>**93-15; 327.00** |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

**L.V. HENDKING and wife, DOROTHY I. HENDKING**

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**DAVID PRITCHARD**

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND lying in Davidson County, Tennessee, described as follows, to wit:

Being Lots 14 & 15 on the Plan of Gibson Subdivision of record in Minute Book G, Page 171, and further identified as Map and Parcel No. 093-15-0 327.00 to which reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to L.V. Hendking and wife, Dorothy I. Hendking, by quitclaim deed from L.V. Hendking of record as Instrument No. 20050720-0084573, Register's Office for Davidson County, Tennessee.

This is improved (x) property known as **1028 2nd Avenue South, Nashville, Tennessee 37210.**

unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND** this the 27th day of November, 2006.

**L.V. HENDKING**

**DOROTHY I. HENDKING**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **L.V. HENDKING and wife DOROTHY I. HENDKING**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 27th day of November, 2006.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $20,000.00.

AFFIANT

Sworn to and subscribed to before me this 27th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY