JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-HDH-06-1029

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/14/06 11:00 2 pgs
Fees:13.00 Taxes:148.00

20061214-0154225

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd Borntrager	New Owner (NAME)	
1029 12th Ave. N. and 0 Meharry	1013 Magnolia Dr. (ADDRESS)	81-16-456.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Macon, MS 39341 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRIS FLOWERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FLOYD BORNTRAGER AND LOIS BORNTRAGER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 21 ON THE PLAN OF THOMAS HARDING'S 1ST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 19, PAGE 241, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT 21 FRONTS 37.5 FEET ON THE WESTERLY SIDE OF 12TH AVENUE, NORTH AND RUNS BACK BETWEEN PARALLEL LINES, 37.5 FEET THEREON. TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 25 FEET OF THE SOUTHWESTERLY 37.5 FEET OF LOT 21 ON THE LAND OF THOMAS J. HARDING'S ADDITION TO NASHVILLE AS OF RECORD IN BOOK 19, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT 21 FRONTS 25 FEET ON THE NORTHERLY SIDE OF MEHARRY BLVD. AND EXTENDS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF SAID ALLEY 37.5 FEET TO A DEAD LINE.

The above-described property has never been the marital residence of the grantor(s) herein.

BEING THE SAME PROPERTY CONVEYED TO CHRIS FLOWERS BY WARRANTY DEED FROM TEMOND A. LESURE AND ESKER TREY COPELAND, RECORDED ON THE 16TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061116-0142425, IN THE REGISTER'S OFFICE O
F DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes; b) instruments of record in Book 19, Page 241; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1029 12th Avenue North, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of December, 2006.

Chris Flowers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Flowers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of December, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903