29998

WARRANTY DEED 10382

Davidson County DEEDWARR
Recvd: 03/06/07 16:18 2 pgs
Fees:13.00 Taxes:74.00
20070306-0027861

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$20,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH** DAY OF **FEBRUARY, 2007.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Full Service Restoration, Inc., Money Purchase Pension Plan	SAME	**92-9 329**
(NAME) PO Box 3147	(NAME)	
(ADDRESS) Brentwood, TN 37026	(ADDRESS)	
(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, **3308 Felicia Ave. Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Full Service Restoration, Inc., Money Purchase Pension Plan**, 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, in the Fifth, formerly the Eleventh, ward of the city of Nashville, Tennessee, and being Lot No. **59** on the Plan of the Resubdivision of the **Wilcox Property**, as of record in Book **421**, Page **21**, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 59 fronts 50 feet on the northerly side of Roberts Street or Felicia Avenue, and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to **3308 Felicia Ave. Trust, B.L. Martin, Trustee** by deed of record in Instrument 20020828-0104226, Register's Office for **Davidson** County, Tennessee. B. L. Martin and John Martin are Trustees of Trust and either whom may act under the terms of the Trust.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3308 Felicia 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 **our hands** this **20th day of February, 2007**.

3308 Felicia Ave. Trust

By: _____
John Martin, Trustee

Attest: _____

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Martin, Trutee, 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 seal at Antioch, Tennessee, this 20th day of February, 2007.

Commission expires: 11/24/07

_____
Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN