This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 03/27/07 15:41 2 pgs
Fees:13.00 Taxes:1794.50
20070327-0036696

File No.: **06-1698**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Charles DeBray and Bob Bass, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Michael L Streams Jr, as Sole and Seperate Property ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY FIFTY FEET OF LOT NO. 124 ON THE PLAN OF RICHLAND REALTY SUBDIVISION, DIVISION B, OF RECORD IN BOOK 332, PAGE 92, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 124 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF CENTRAL AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 192.5 FEET TO A LINE IN THE REAR MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CHARLES DEBRAY AND BOB BASS BY WARRANTY DEED FROM FREEWILL BAPTIST BIBLE COLLEGE, RECORDED ON THE 12TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040712-0082526, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This property is not now, nor has it ever been the primary residence of the Seller.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **104-5 305.00**

☐ Improved OR

☒ Unimproved property located at: **3601 Central Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **27th** day of **March, 2007.**

Charles DeBray

Bob Bass

STATE OF **Tennessee** COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Charles DeBray and Bob Bass** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **27th** day of **March, 2007.**

Notary Public

My Commission Expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$485,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **27th** day of **March, 2007.**

Notary Public

My Commission Expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

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Owner's Name: **Michael L Streams Jr**

and Address: **3601 Central Avenue, Nashville, TN 37205**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Michael L Streams Jr.
5911 S Fairfax Avenue
Las Angeles, CA 90056