Davidson County DEEDWARR
Recvd: 06/06/07 10:44 2 pgs
Fees:13.00 Taxes:74.00
20070606-0067648

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
George N. Degerberg
3902 Valley Road
Nashville, TN 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **105-4**
GROUP
PARCEL **191**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dave Childers, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **George N. Degerberg, married**, 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 in Davidson County, Tennessee, being the east one-half of Lot No. 53 Trimble's 1st Addition to the City of Nashville, Tennessee which fronts 25 feet on the south side of Garden Street and runs back between parallel lines 120 feet to a 12 foot alley as the same is number and delineated in Plat Book 1, page 41, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Dave Childers, married by deed from Benny Lee Santiago and Jackie Hatcher of record in Instrument no. 20061010-0125585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **unimproved** property known as **3 Garden Street, Nashville, Tennessee 37210.**

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, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

WITNESS my hand this the **31st** day of **May, 2007.**

Dave Childers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dave Childers, married**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2007.

~~Rebecca T. Garland~~
NOTARY PUBLIC

My Commission Expires: ~~5/23/2009~~ 7-24-10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $20,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2007.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: ~~5/23/2009~~ 7-24-10