BOX 10-B

Davidson County DEEDWARR
Recvd: 08/24/07 11:39 2 pgs
Fees:13.00 Taxes:27.75

20070824-0101552

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$7500.00**

Danny McKay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF **AUGUST, 2007.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **SEPTEMBER 22, 2007**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANNY McKAY, SR., ET UX	**SAME**	**091-11-0-198.00**
(NAME) **5215 INDIANA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, DANNIE HODGES, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANNY MCKAY, SR., AND WIFE, LINDA MCKAY,** 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, being that property abandoned by Metro Government of Nashville, Davidson County, Tennessee, Bill No. 73-1262, formerly known as 53rd Ave. North and lying and abutting the west boundary line of Lots Nos. 1122 and 1124 Block No. 158, located on the westerly side of Indiana Ave. approximately 50 feet on Indiana and running back approximately 150 feet.

Being the same property conveyed to Dannie Hodges, by deed from Jesse Ruel Melton, Jr. and wife, Mary Alice Melton, Joyce Ann Pierce and Lola Faye Stevens and husband, James Stevens, of record as Book 10279, page 402, dated December 3, 1996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Easement for the construction, maintenance, operate, repair, rebuild, enlarge, patrol, the existing and all future utilities as set out in Bill No. 75-1262 at the abandonment of 53rd Ave. N. between Georgia Ave. and Tennessee Ave. as a part of this easement is a Nashville Electric Service pole located near the front of the lot and electric lines from the pole across the length of the property and a water sewer or drainage pipe through the property and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is unimproved property and not the principal residence of Dannie Hodges.

Unimproved (X)
This is improved( ) property, known as **5213 INDIANA AVENUE, 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 my hand this 24 day of **AUGUST, 2007**.

Dannie Hodges

DANNIE HODGES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at **Nashville,** Tennessee this 24 day of **AUGUST, 2007**.

My commission expires: **SEPTEMBER 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen

Notary Public