WARRANTY DEED

Return to:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2007

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Dare (NAME)	same as new owners (NAME)	08203000600 AND
101 Elizabeth Court (ADDRESS)	(ADDRESS)	08203000500
Goodlettsville, TN 37072 (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, Patricia Wall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Dare and wife, Mollian Dare

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:

A certain tract or parcel(s) of land located in Davidson County, Tennessee described as follows to-wit:

TRACT ONE:

Land in Davidson County, Tennessee, being the west 133 feet of Lot No. 11 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said part of said lot fronts 50 feet on the east side of North First Street and runs back between parallel lines, 133 feet to a dead line.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 12 fronts 50 feet on the easterly side of North First Street, and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Nathan Wall and wife, Patricia Wall by Warranty Deed from Henry A. Covington and wife, Patsy Sue Covington of record in Instrument No. 20040511-0053543, Register's Office for Davidson County, Tennessee. The said Nathan Wall having since died.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1109-1111 Dickerson Pike, Nashville, TN 37207
(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 29th day of August 2007

Patricia Wall
Patricia Wall

Davidson County DEEDWARR
Recvd: 08/30/07 13:11 3 pgs
Fees:18.00 Taxes:1036.00

20070830-0104394

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 Patricia Wall

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 28th day of August, 2007.

Commission expires March 20, 2010

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF SHARPE AND HORN'S SECOND ADDITION AS OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.