B0736

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/25/08 14:11 2 pgs
Fees:13.00 Taxes:739.63

20080325-0030015

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $199,900.00.

Bernice Cartwright
Affiant

Subscribed and sworn to me on March 20, 2008.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23107SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Darel Finkbeiner Christine Finkbeiner 39 N. Hill Street Nashville, TN 37210	SAME AS NEW OWNERS	105-4-165

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Humberto Nunez and Bernice Cartwright, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Darel Finkbeiner and wife, Christine Finkbeiner, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west 80 feet of Lot Nos. 17, 20 and 21, on the Map of John Trimbles Plan of National Hill, of record in Book 21, page 103, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 80 feet on the south side of North Hill Street and runs back between parallel lines to the north line of Lot No. 24.

Being the same property conveyed to Humberto Nunez and Bernice Cartwright, by Warranty Deed dated April 21, 2006, from Leland Watts, married of record as Instrument No. 20060426-0047660, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 39 N. Hill Street, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on March 20, 2008.

Humberto Nunez.
Humberto Nunez

Bernice Cartwright
Bernice Cartwright

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 20, 2008, before me personally appeared Humberto Nunez and Bernice Cartwright to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 20, 2008.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE