WARRANTY DEED

AT-20080114

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,750.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of May, 2008.

(Affix Seal) Notary Public

My Commission Expires: 6.12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Frank Webb	SAME	026.05-0-102.00
209 Hollywood Street		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, George Kline Preston, IV, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Frank Webb, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot Two on the Plat of the Resubdivision of Lots Five, Six and Seven, Third Addition, Roscoe Place, as of record in Plat Book 8250, page 637, Register's Office for Davidson County, Tennessee, described more precisely as follows:

Lot Two: Beginning at an iron rod on the northern margin of Hollywood Street, said point being the northeast corner of Lot One Located 78.00 feet West of the western right of way of East Avenue and being the northwest corner of this lot, thence with the southern margin of Hollywood Street, N 88 deg. 00' 00" E. 53.00 feet to a monument; thence with a curve to the right, delta of 90 deg. radius of 25.00 feet and a length of 39.27 feet to a monument on the western margin of East Avenue; thence with said road margin S. 02 deg. 00' 00" W. 78.00 feet to an iron rod; thence, E. 02 deg. 00' 00" W. 150.00 feet to the point of beginning, containing 11,565 square feet, more or less; as surveyed by L. Steven Bridges, Jr. RLS # 1740 of Land Surveying and Consulting, Maple Glen Suite Eleven, 313 East Main Street, Hendersonville, TN 37075.

Being the same property conveyed to George Kline Preston, IV by Warranty Deed from Calvin L. Tate dated August 26, 1997 recorded August 29, 1997 in Book 10586, page 429, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 209 Hollywood Street, Goodlettsville, TN 37072.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 13th day of May, 2008

George Kline Preston, IV

Davidson County DEEDWARR
Recvd: 05/15/08 09:12 1 pg
Fees:13.00 Taxes:531.88
20080515-0049808

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named George Kline Preston, IV, 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 Williamson, Tennessee, this 13th day of May, 2008.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY