Book 34

WARRANTY DEED

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 2008

Notary Public

MY COMMISSION EXPIRES: 1/20/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene Curtis Smalley (NAME)	Fifth Third Mortgage (NAME)	MAP: 71-14
14 Willis Street (ADDRESS)	10710 Sikes Place, Suite 350 (ADDRESS)	PARCEL: 49.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Charlotte, NC 28277 (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, Bethesda Community Development Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gene Curtis Smalley

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 lot or parcel of land in the Twelfth (12th) formerly the Seventeenth (17) Civil District of Davidson County, Tennessee, being Lot No. 3 on the unrecorded subdivision of the Isaac M. Willis property described as follows:

Beginning on the easterly margin of an Avenue, or alley, running North from the Whites Creek Turnpike being I.N. Graves Northwest corner; thence South 85 degrees East 115 feet more or less, to Thomas D. Gibson's West line, thence with said line 5 degrees East 50 feet to the Southeast corner of Lot No. 2; thence with the South line of Lot No. 2, North 85 degrees West 115 feet more or less, to the east margin of said Avenue; thence South 5 degrees West 50 feet to the beginning.

For source of title reference is made to Instrument Number 20060714-0084845, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Davidson County DEEDWARR
Recvd: 05/15/08 14:34 2 pgs
Fees:13.00 Taxes:510.60

20080515-0050195

unimproved ( )
This is improved (X) property, known as 14 Willis Street, 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 13th day of May 2008

Bethesda Community Development Corporation
By:

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Lalita Hodge ~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executive Director ~~and~~ _____ ~~respectively~~ of the Bethesda Community Development Corporation the within named bargainor, and corporation, and that he as such Executive Director ~~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 Lalita Hodge as such Executive Director, ~~and attesting the same by the said~~ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 13th day of May, 2008.

My commission expires 1/20/09

Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE