Davidson County DEEDWARR
Recvd: 06/11/08 08:04 2 pgs
Fees:13.00 Taxes:2035.00
20080611-0059847

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353.0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Henry Gordon & Dianne Ladd Higginbotham** **1105 South Douglas Avenue** **Nashville, TN 37204**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **105-13; 175.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

FLOYD DEPALMA, unmarried

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

HENRY GORDON HIGGINBOTHAM and wife, DIANNE LADD HIGGINBOTHAM

HEREINAFTER called the GRANTEE, 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 Lot No. 33 and the westerly 10 feet of Lot No. 34 on the Plan of McAllister Property, as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee.

SAID property fronts 70 feet on the southerly margin of Douglas Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Floyd DePalma, unmarried, by warranty deed from James Flexer, unmarried, of record in Instrument No. 20040819-0100142, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utlitlies applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (x) property known as **1105 South Douglas Avenue, Nashville, Tennessee 37204.**

unimproved ( )

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 it does covenant with the said GRANTEE, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 10th day of June, 2008.

FLOYD DEPALMA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **FLOYD DEPALMA,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 10th day of June, 2008.

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $550,000.00.

AFFIANT

Sworn to and subscribed to before me this 10th day of June, 2008.

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-19-08