Davidson County DEEDWARR
Recvd: 07/15/08 10:50 2 pgs
Fees:13.00 Taxes:555.00

20080715-0072452

WARRANTY DEED

G-AH-08-1503

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Ganaway	Steve Ganaway (NAME)	
1503 Buchanan Street (ADDRESS)	1503 Buchanan St. (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	81-11-310.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WILLA J. MARTIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVE GANAWAY, 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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS: BEING THE NORTHERLY PART OF LOT NO. 289 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS' SECOND ADDITION, CALLED THE "ADDITION TO THE TOWN OF MCGAVOCK," AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF 16TH AVENUE NORTH, FORMERLY HENDERSHOTT STREET, AND BUCHANAN STREET, FORMERLY HYDES FERRY PIKE; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, SOUTHWARDLY 220 FEET TO A POINT 25 FEET NORTH OF THE DIVIDING LINE BETWEEN LOTS NOS. 289 AND 290; THENCE EASTWARDLY AND PARALLEL WITH SAID DIVIDING LINE, 170 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 120 FEET TO THE SOUTHERLY MARGIN OF BUCHANAN STREET; THENCE WITH SAID STREET, WESTWARDLY 198 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLA J. MARTIN BY EXECUTOR'S DEED FROM WILLA J. MARTIN, EXECUTRIX OF THE ESTATE OF HOBERT T. MARTIN, RECORDED ON THE 1 9TH DAY OF JANUARY, 1994 IN DEED BOOK 9223, PAGE 798, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1503 Buchanan Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of July, 2008.

Willa J. Martin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willa J. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of July, 2008.

Notary Public
My Commission Expires: 11/12/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903