Davidson County DEEDWARR
Recvd: 07/22/08 08:52 2 pgs
Fees:13.00 Taxes:1624.30

20080722-0074919

Return to:

#633

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
JB Partners	(NEW OWNERS)	Map 105-14-0-
4204 Belmont Blvd.		Parcel 079.00
Nashville, TN 37215		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dodson B. Waller,**(The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **JB Partners, a general partnership, (The "Grantee"),** its successors and/or assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 4 and the northerly 35 feet of Lot No. 5 of Block 3, on the Plan of Yarbrough's Subdivision of Woodland, of record in Book 57, page 155, said Register's Office.

SAID parts of Lot Nos 4 and 5 front together 65 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Dodson B. Waller by Executor's Deed dated May 14th, 2008 from Dodson B. Waller and Carleen B. Waller, Co-Executors of the Estate of Raymond W. Waller of record in Instrument No. 20080515-0049993, said Register's Office.

This is the same description as used in the last deed of record.

This is not the personal, marital or primary residence of Grantors, his spouse and/or any dependents.

This conveyance is subject to the following:

1. **2008 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Any and all matters appearing of record in Book 57, page 155, said Register's Office.**

This is improved property commonly known as **2204 4th Avenue South, Nashville, TN 37204.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $439,000.00.

Dodson B. Waller
Affiant

Subscribed and sworn to before me this
18th day of July, 2008

Judy Painter-Rose
Notary Public:
My commission expires: 1-22-2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of **July, 2008.**

Dodson B. Waller
Dodson B. Waller

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Dodson B. Waller,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 18th day of July, 2008.

Judy Painter-Rose
Notary Public
My commission expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011