Return To:
This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080361

Davidson County DEEDWARR
Recvd: 08/21/08 10:30 3 pg
Fees:18.00 Taxes:895.40
20080821-0085912

Send Tax Bills To:
Gary N. Bishop
1101 Paris Avenue
Nashville, TN 37204

New Owner is:
Gary N. Bishop
1101 Paris Avenue
Nashville, TN 37204

MAP: 118-01-0

PARCEL: 173.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ernestine C. Hooten n/k/a Ernestine C. Ridley, unmarried, a one-half interest and Clemons Watson, unmarried, a one-half interest** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gary N. Bishop,** Sr a married man , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Lot No. 78 on the Map of Dr. L. G. Noel's Second Subdivision of Idlewild, as of record in Book 332, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 50 feet on the southerly side of Pope Avenue and runs back between parallel lines with the westerly margin of an unnamed street, 150 feet to an alley.

Being the same property conveyed to Charles R. Hooten and wife, Ernestine C. Hooten by Warranty Deed from Ettie Myrtle Frazier, of record in Book 4864, page 581, Register's Office for Davidson County, Tennessee. Subsequently Charles R. Hooten conveyed his one-half interest in the property to Clemons Watson by Quitclaim Deed of record in Book 11102, page 640, said Register's Office, leaving the property vested in Ernestine C. Hooten (now Ernestine C. Ridley) as to a one-half interest and Clemons Watson a one-half interest.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **1101 Paris Avenue, Nashville, TN 37204**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8th day of August, 2008.

GRANTOR(S):

Ernestine C. Ridley

ERNESTINE C. HOOTEN n/k/a ERNESTINE C. RIDLEY

Clemons Watson

CLEMONS WATSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **CLEMONS WATSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 8th day of August, 2008

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ERNESTINE C. HOOTEN N/K/A ERNESTINE C. RIDLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 14 day of August 2008

LEROY JOHNSTON ELLIS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 3-10-2012

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$242,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 18th day of August, 2008

NOTARY PUBLIC
My commission expires: January 25, 2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds