Davidson County DEEDWARR
Recvd: 10/16/08 09:59 3 pgs
Fees:18.00 Taxes:370.00

20081016-0104082

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2008

NOTARY PUBLIC

My Commission expires: My Commission Expires JAN. 9, 2012

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MICHAEL SALES AND THERESA G. SALES	SAME	Map:072-07-0-120 Parcel:
(NAME) 1010 Stafford Ct.	(NAME)	Map: Parcel:
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 08100048

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WILLIE P. SALES AND MARY SALES ANDREWS, AS CO-EXECUTORS OF THE ESTATE OF LUCY MAE SALES

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL SALES and THERESA G. SALES, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I:
Land in Davidson County, Tennessee, being Lot Nos. 6 and 7 on the Plan of L.A. Warren's Resubdivision of Block "C" of R. M. Dudley's Subdivision of record in Plat Book 843, page 102, Register's Office for said County. Said lots adjoin and front together 145.5 feet on the westerly side of Riverside Boulevard as measured around a curve, and extends back between lines, 178 feet on the north line of Lot No. 6 and 100 feet on the south line of Lot No. 7 to a dead line in the rear on which they measure 103 feet.

Being the same property conveyed to FELIX SALES AND WIFE, LUCY MAE SALES, by deed from BERNICE HARRIS HICKS, of record in Book 4385, page 571, dated December 5, 1969, said Register's Office. The said Felix Sales having predeceased Lucy Mae Sales. The said Lucy Mae Sales having since died. The Last Will and Testament of Lucy Mae Sales filed with the Davidson County Probate Clerk's Office as Docket No. 07P-1979, which leaves the said property to WILLIE P. SALES AND MARY SALES ANDREWS, AS CO-EXECUTORS OF THE ESTATE OF LUCY MAE SALES.

TRACT II:
A tract of land in Nashville, Davidson County, Tennessee being located in the Southwestern Quadrant of the intersection of Riverside Drive (80' R.O.W.) and Kirkland Avenue (80' R.O.W.) and being more particularly described as follows:

Beginning at an iron pin in the Northwesterly margin of Riverside Drive, said iron pin being Southerly 285.5 feet from the Southern terminus of Kirkland Drive and being the Easterly most common corner of said tract and the Felix Sales, Etux Property as evidenced in Book 4385, page 571, R.O.D.C., TN. thence
1) With said Northwesterly margin at Riverside Drive, S 63 deg. 41 min. 02 sec. N a distance of 91.06 feet to an iron pin, thence,

2) Leaving said margin and severing the lands of Patrick S. Long, Etux as evidenced in Book 5545, page 37, R.O.D.C., TN, N 18 deg, 22 min. 04 sec. W a distance of 55.80 feet to an iron pin in the Southerly line of said Felix Sales tract, thence
3) With said Southerly line, S 82 deg. 46 min. E a distance of 100.00 feet to the point of beginning and containing 2,516.17 square feet of 0.058 acres.

Being the same property conveyed to FELIX SALES AND WIFE, LUCY MAE SALES, by Quitclaim Deed from PATRICK S. LONG AND WIFE, PATTI JO LONG, of record in Book 7403, page 559, dated November 13, 1987, said Register's Office. The said Felix Sales having predeceased Lucy Mae Sales. The said Lucy Mae Sales having since died. The Last Will and Testament of Lucy Mae Sales filed with the Davidson County Probate Clerk's Office as Docket No. 07P-1979, which leaves the said property to WILLIE P. SALES AND MARY SALES ANDREWS, AS CO-EXECUTORS OF THE ESTATE OF LUCY MAE SALES.

This conveyance is subject to the following:

1. Matters shown on the Plan of record in Plat Book 843, page 102, said Register's Office.
2. TVA Power Line Easement of record in Book 1136, page 167, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4218, page 564, said Register's Office.
4. Agreement for Dedication of Permanent Easement for House and Fence of record in Book 7572, page 437, said Register's Office.
5. Easement of record in Book 7614, page 340, said Register's Office.

This is improved property known as 2330 RIVERSIDE DRIVE, Nashville, Tennessee 37216

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 15th day of October, 2008

Willie P. Sales, Co-Executor of the Estate
of Lucy Mae Sales

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Willie P. Sales, Co-Executor of the Estate of Lucy Mae Sales, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 15th day of October, 2008.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Mary Sales Andrews, Co-Executor of the
Estate of Lucy Mae Sales

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary Sales Andrews, Co-Executor of the Estate of Lucy Mae Sales, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 15th day of October, 2008.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010