RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,500.00

EH Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene H. Nelson	SAME	Map 91-3
(NAME)	(NAME)	
3701 Meadowbrook Avenue		Parcel 4
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FIRST STATE BANK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EUGENE H. NELSON**, HEREINAFTER CALLED THE GRANTEES, 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 the southerly 100 feet and the easterly 30 feet of Lot No. 1301, Block 49, Plan No. 2 of West Nashville, as shown on plat of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1301 fronts 30 feet on the northerly margin of California Avenue and extends back between parallel lines 100 feet to a rear lot line, which measures 30 feet thereon.

Being the same property conveyed to First State Bank by Substitute Trustee's Deed of record in Instrument #20091221-0116174, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 57, page 172, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5400 California Avenue, Nashville, Tennessee 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 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 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.

BILL GARRETT, Davidson County
Trans: T20090087863 DEEDWARR
Recvd: 12/31/09 10:37 2 pgs
Fees: 13.00 Taxes: 72.15
20091231-0118857

Witness my hand this 29th day of December, 2009.

First State Bank

By: _____
Robb Newbill, Vice President

STATE OF TENNESSEE
COUNTY OF Obion

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robb Newbill, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Vice President of First State Bank, the within named bargainor, and that he as such Vice President of First State Bank, executed the foregoing instrument for the purpose therein contained by personally signing the name of the bank as Vice President.

Witness my hand and official seal at Union City, Tennessee this 29th day of December, 2009.

Commission expires:
9/12/11

CHARLOTTE B. HALFORD
NOTARY PUBLIC AT LARGE
GIBSON CO. TENN.

_____
Notary Public