03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Rachelle Cavedell
Affiant

Subscribed and sworn to before me, this 6th day of January, 2010.

Diane K Mann
Notary Public
My commission expires: 02/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

03-0911-36281

Address of New Owner:	Send Tax Bills to:	Tax Information
James E. Sherraden 2120 19th Ave. S. Nashville, 37212	New Owner	078-00 022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clarence R. Reneau and wife, Joanna Lee Reneau, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James E. Sherraden and Elizabeth D. Cave, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to survey made by Hickerson-Mill Engineers/Surveyors, August 18, 1964 as follows:

Being at a point on the Easterly margin of Old Hickory Blvd., said point being 1759 feet South from a point in the Southern boundary line of the property conveyed to Joe W. Collier et al of record in Book 3571, Page 89, Register's Office for Davidson County, Tennessee; thence North 54° 30, East 14.45 feet; thence South 28,° 30, East 280 feet; thence South 61,° 30 West 1450 feet to the easterly margin of Old Hickory Boulevard and; thence with the same North 28,° 05, West 100 feet to the beginning.

For informational purposes only, the prior deed of record sets out subject property as containing 6.22 acres.

Being the same property conveyed to Clarence R. Reneau and wife, Joanna Lee Reneau by deed from Angelia D. Otey, dated May 12, 2003, recorded May 13, 2003, of record in Instrument No. 20030513-0064149, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 0 Old Hickory Blvd., Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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: T20100002542 DEEDWARR
Recvd: 01/13/10 14:23 2 pgs
Fees: 13.00 Taxes: 259.00
20100113-0003304

WITNESS my hand this 6th day of January, 2010.

Clarence R. Reneau

Joanna Lee Reneau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clarence R. Reneau and Joanna Lee Reneau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of January, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13