BILL GARRETT, Davidson County
Trans:T20100031523 DEEDWARR
Recvd: 05/26/10 09:07 2 pgs
Fees:13.00 Taxes:1794.50
20100526-0040395

This instrument prepared by:
Leon Sharber, Attorney-at-Law
1443 Memorial Blvd
Murfreesboro, TN 37129

Warranty Deed

Address of New Owner(s):	Send tax bills to:	Map - Parcel:
David Watkins and Adam Swartz 404 Melrose Ave Nashville, TN 37211	Same	191- 90, 91, 92

FOR AND IN CONSIDERATION of the sum of Four Hundred Eighty Five Thousand Dollars and Zero Cents ($485,000.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BOBBY H. FERRISS, TRUSTEE** (Grantors) have this day bargained and sold, and does hereby transfer and convey to **DAVID WATKINS and ADAM SWARTZ** (Grantees) their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows to wit:

Being part of Lots 461 and 462, on the plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.
Said part of said lots adjoin and front together 89 feet on the easterly side of Grandview Avenue, and extends back 150 feet on the southerly line and 160.6 feet on the northerly line of parts of Lots 461 and 462 along the southerly right of way of proposed Interstate I-440, to an alley in the rear on which they measure 32 feet.

Being Lot No. 463 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.
Said Lot No. 463 fronts 50 feet on the easterly side of Grandview Avenue, formerly Caldwell, and extends back between parallel lines 150 feet to an alley.

Being Lot No. 464 on the Plain of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.
Said Lot No. 464 fronts 50 feet on the easterly side of Grandview Avenue, formerly Caldwell, and extends back between parallel lines 150 feet to an alley.

Being part of Lot Nos. 465, 466 and 467 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Beginning at the northeast corner of Melrose and Grandview, formerly Caldwell Avenue; thence with the northerly margin of Melrose Avenue, eastwardly 65 feet, more or less, to a point in the right-of-way on the Louisville and Nashville Railroad, said point being 50 feet westwardly, measured along a radial line from a point in the center line of the north bound main tract of the Birmingham Division, formerly the Lewisburg Division of the Louisville and Nashville Railroad; thence with said right-of-way line northeastwardly parallel with and 50 feet westwardly from said center line of main tract, 130 feet , more or less, to the westwardly margin of an alley; thence with said alley, northwardly 50 feet, more or less, to the corner of Lot Nos. 464 and 465; thence with the line between said two lots, westwardly 150 feet to the easterly margin of Gradview Avenue; thence with said Avenue, southwardly 150 feet to the beginning.

Being the same property conveyed to Bobby H. Ferriss, Trustee by deed of record in Book 10761, Page 967, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current and all prior years, plus the rights of tenants in possession.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as 404 Melrose Avenue, Nashville, TN 37211.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 25th day of May, 2010.

Bobby H. Ferriss, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$ 485,000.00 RS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$436,500.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th MAY, 2010.

Notary Public

My Commission expires: 2/18/13

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **BOBBY H. FERRISS, TRUSTEE** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this the 25th day of May, 2010

NOTARY PUBLIC

My commission expires: 2/18/13

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE