BILL GARRETT, Davidson County
Trans:T20100035076 DEEDWARR
Recvd: 06/09/10 11:24 2 pgs
Fees:13.00 Taxes:200.41
20100609-0044753

This instrument prepared by: Fearnley & Cahiff - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of June, 2010, by and between Clarence E Graves Jr, single, party of the first part, and Brian Heuser and marie H. martin, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee also being Lot 7 and part of a closed alley on C.M. Holt's Plan of Lots of record in Plat Book 21, page 33 at the Register's office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the easterly right-of-way line of Warren Street, 49.5 feet in width, at a corner common with the property conveyed to Julian Jobe of record in Instrument Number 20040126-0009789 at the said Register's office;

Thence leaving the easterly right-of-way line of Warren Street with the southerly property line of Julian Jobe, North 62 deg 01 min 41 sec East, 137.37 feet to an iron rod set on the westerly right-of-way line of Alley Number 565, 15.5 feet in width;

Thence with the westerly right-of-way line of Alley Number 565, South 28 deg 23 min 27 sec East, 62.06 feet to an iron rod set in the center of Alley Number 566, width varies, closed by Ordinance Number BL2007-1404;

Thence with the center of said closed alley, South 61 deg 31 min 35 sec West, 137.20 feet to an iron rod set on the easterly right-of-way of Warren Street;

Thence with the easterly right-of-way line of Warren Street, North 28 deg 32 min 47 sec West, 63.26 feet to the point of beginning, containing 8,602 square feet or 0.198 acres more or less.

This legal description is derived from survey by R. Scot Cherry Registered Land Surveyor TN RLS 1512.

Being all or part of the same property conveyed to Clarence E. Graves, Jr., by virtue of that certain Installment Deed dated June 9, 1986, at Book 7615, Page 61 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Clarence E Graves Jr.

STATE OF Kansas
COUNTY OF Wyandotte

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Clarence E Graves Jr., with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of June, 2010.

Notary Public

My Commission Expires: 12/01/2012

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Andrew Morris
Notary Public - State of Kansas
Wyandotte County
My Commission Expires 12-01-2012

Property Owner & Address:	Brian Heuser and Marie H Martin 901 Phillips Street, Nashville, TN 37208
Tax Parcel No	08116074000
Property Address:	0 Warren Street Nashville, TN 37208
MAIL TAX BILLS TO:	Brian Heuser and Marie H Martin **901 Phillips Street, Nashville, TN 37208**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $54,166.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of June, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED