STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 139,500.00

Affiant

Subscribed and sworn to before me, this 9th day of June, 2014.

Notary Public

My commission expires: 7-26-15

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140041192 DEEDWARR
Recvd: 06/11/14 13:50 3 pgs
Fees:18.00 Taxes:516.15
20140611-0050884

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WILLIAM A. RADFORD	Same as new owner	**08112045600**
1703 5th Ave. North w/h. ~~0, 1617, 1619 DELTA AVE~~		**08112018200**
NASHVILLE, TN 37208		**08112017900**

FOR AND IN 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 ACKNOWLEDGE, WE,

JOYCE E. PAGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM A. RADFORD,

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:

TRACT NO. 1:

LAND in Davidson County, Tennessee, being the Northwesterly 20 feet of Lot No. 306 and the Southeasterly 2 feet of Lot No. 304 of the North Nashville Real Estate Company's Plan of Lots of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots adjoin and front together 22 feet on the Southwesterly side of Delta Avenue and runs back between parallel lines 160 feet to an alley.

TRACT NO. 2:

LAND in Davidson County, Tennessee, being part of Lot No. 302 and 2 separate parts of Lot 304 on the North Nashville Plan of lots recorded in Book 21, Page 105, Register's Office for Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 6, 1972, by John M. Sullivan, Civil Engineer:

BEGINNING on the Westerly side of ramp off of Interstate 40 (said ramp leads into Delta Avenue); said beginning point is North 68° 27" West, 31.36 feet North 83° 25.8', being the Southeast corner of Tract B and the Northeast corner of Tract A, continuing with the Westerly margin of Delta Avenue, North 83° 23.46' to the Northeast corner of Tract B, also the Southeast corner of Tract C; thence continuing with the Westerly margin 84° 38" West 44.3 feet to the Northeast corner of Tract C; thence 38° 30" West 28.2'; thence South 51° 30" East 4 feet; thence South 38° 30" 60 feet to the Easterly margin of an alley; thence

with the Easterly margin South 51° 30" East 28 feet, continuing with the Easterly margin of the Alley 51° 30" East 20 feet to the Southwest corner of Tract B, being also the Northwest corner of Tract A; thence North 38° 30" East, 131.21 feet to the point of beginning. The deed to Tract B is recorded in Book 3848, Page 625, R.O.D.C., Tenn., and the deed to Tract C is recorded in Book 3848, page 622, R.O.D.C., Tenn.

BEING THE SAME PROPERTY CONVEYED TO JOYCE E. PAGE, BY WARRANTY DEED FROM TYREE MORELAND, DATED 04/07/2006 AND RECORDED ON 04/18/2006 IN INSTRUMENT NUMBER 20060418-0044413, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $75,000.00.

TRACT NO. 3
Being Lot No. 302 on the plan of North Nashville Real Estate Company's Plan of Lots of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDE HEREFROM is that part of said property conveyed to Sam Garfinkle and Lou Lusky by deed from Ora L. Smith of record in Book 1493, page 289, said Register's Office, described as follows:

Being part of the southerly 4 feet of Lot No. 302 on the Map of North Nashville Real Estate Company's Plan of Lots, which plat is of record in Book 21, page 105, RODC, TN; said part of said lot fronts 4 feet on the westerly side of Delta Avenue and runs back 100 feet to a point, and being more particularly described as follows:

Beginning at a point on the westerly margin of Delta Avenue on the dividing line between Lot Nos. 302 and 304, running thence westerly 100 feet to a point; thence northeastwardly to a point 4 feet North of the dividing line between Lots 302 and 304 and 60 feet west of Delta Avenue; thence parallel and 4 feet north of the dividing line between said 2 lots eastwardly 60 feet to the westerly margin of Delta Avenue; thence Southerly 4 feet to the point of beginning.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDE HEREFROM is that part of said property decreed to The State of Tennessee, by decree from the State of Tennessee vs Ora L. Smith, entered in Circuit Court No. A-4156 and recorded in Book 4221, page 367, said Register's Office, described as follows:

Beginning at a point in the southwesterly margin of Delta Avenue, said point being the common corner of the southeasterly 4 feet and the northwesterly 46 feet of Lot 302 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee; thence with the line of severance of the southeasterly 4 feet and the northwesterly 46 feet of said Lot 302, South 42 deg. 24' 41" West 67.74 feet to a point on an an: having a radius of 682.62 feet and being concave to the north; thence westerly along said arc, curving to the right, 53.77 feet to a point in the common line between Lots 300 and 302 in the aforesaid Subdivision; thence with the common line between said Lots 300 and 302, North 42 deg. 24' 41" East 95.69 feet to a point in the southwesterly margin of Delta Avenue; thence with the southwesterly margin of Delta Avenue and the northeasterly boundary of said Lot 302, South 47 deg. 24' 01" East 46 feet to the point of beginning.

ALSO condemned a slope easement described as follows: Beginning at a point in the common line between Lots 300 and 302 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register' Office for Davidson County, Tennessee, said point being located South 42 deg. 24' 41" West 95.69 feet from the southwesterly margin of Delta Avenue as surveyed along said common line, said point also being on an arc having a radius of 6R2.62 feet and being concave to the north; thence with and binding on the Right-of-way taking previously described herein, easterly aloft; said arc, curving to the left, 53.77 feet to a point in the line of severance of the southeasterly 4 feet and the northwesterly 46 feet of said Lot 302, said point being located South 42 deg. 24' 41" West 67.74 feet from the southwesterly margin of Delta Avenue, as surveyed along said line of severance; thence with said line of severance South 42 deg. 24' 41" West 17.26 feet to a point; thence North 77 deg. 51' 01" West 53.26 feet to a point in the common line between said Lots 300 and 302; thence with the common line between said Lots 300 and 302, North 42 deg. 24' 41" East 16.31 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO JOYCE PAGE, BY SPECIAL WARRANTY DEED FROM PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF CECIL WARD, DATED 03/14/2008 AND RECORDED ON 03/17/2008 IN INSTRUMENT NUMBER 20080317-0026327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, IN THE AMOUNT OF $2,300.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 0, 1617, 1619 DELTA AVE, NASHVILLE, TN 37208.

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 in 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.

Witness my/our hand(s) this 9th day of June, 2014.

Joyce E Page
JOYCE E. PAGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOYCE E. PAGE, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2014.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY