Davidson County DEEDWARR
Recvd: 04/30/01 09:29 4pgs
Fees:19.00 Taxes:136.90

20010430-0042964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 12-29-03
(AFFIX SEAL)

KAREN L. TRUST NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1985

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1705 Neal Terrace Land Trust (NAME)	[redacted] Same (NAME)	105-11-0-154.00
1705 Neal Terrace (ADDRESS)	P.O. Box 2981 (ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133 (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, Rose Tharp and Sherry Perry and Maricca Tucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerreldine Harris as Trustee for The 1705 Neal Terrace Land Trust will full power to sell, mortgage or convey

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:

Being Lot No. 17 of Block "A", on the Plan of a Subdivision of part of the Sophia M. Neal Property, as of record in Book 1130, Page 4, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

See Exhibit "A" attached for a continuation of the legal description

unimproved ( )
This is improved (X) property, known as 1705 Neal Terrace, Nashville, Tennessee
(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.

Witness our hand S this 16th day of April, 2001

Rose Tharp

Maricca Tucker

Sherry Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose Tharp and Sherry Perry and Maricca Tucker

the bargainor S, 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 Brentwood, Tennessee, this 16th day of April, 2001.

Commission expires 12-27-04

NOTARY PUBLIC AT LARGE
KAREN L. TRUSTY
WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____

_____
Notary Public

Exhibit "A"

Being that same property conveyed to Glenn K. Alley and wife, Rosa Lee Alley by deed from Sophia M. Neal and husband, A.W. Neal of record in Book 1166, Page 508, said Register's Office. Rosa Lee Alley died a resident of Davidson County, Tennessee leaving Glenn K. Alley as the remaining Tenant by the Entirety. Glenn K. Alley died a resident of Davidson County, Tennessee on November 10, 1984 leaving a Last Will and Testament of record in Will Book 150, Page 415, said Register's Office, devising his entire estate to his daughter Floreine Estella Tucker. Floreine Estella Tucker died a resident of Davidson County, Tennessee on December 31, 2000. She was unmarried at the time of her death leaving a Last Will and Testament noted as Case No. 01P-208 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Rose Tharp, Sherry Perry and Maricca Tucker convey the subject property as the devisees under said Will.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

WARRANTY DEED

FROM

Rose Tharp and Sherry Perry and Maricca Tucker

TO

1705 Neal Terrace Land Trust

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027