39-03

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (st) Title No: 42723
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/10/01 14:43 2pgs
Fees:13.00 Taxes:1058.20
20010710-0073610

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Andrew J. Gregory<br>Lori Gregory<br>6049 Cargile Road<br>Nashville, TN 37205 | SAME |

**TAX MAP-PARCEL NUMBERS: 115-16-63**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 286,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julius G. Schneider and spouse, Jean Ryan Schneider,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew J. Gregory and spouse, Lori Gregory,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davdison County, Tennessee, being Lot No. 77 on the plan of Harding Park of record in Book 2331, Page 120, Register's Office for said County.

Said Lot No. 77 fronts 135.00 feet on the southerly margin of Cargile Road and extends back 382.2 feet on the easterly line and 374.6 feet on the westerly line to a broken line in the rear, measuring 192.5 feet thereon.

Being the same property conveyed to Julius G. Schneider and wife, Jean Ryan Schneider by deed from Fred C. Mahaffey and wife, Mary S. Mahaffey of record in Book 7109, Page 383, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

The above described conveyance is subject to; Taxes for the year 2001 and subsequent years; The Plan of record in Book 2331, Page 120, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Cargile Road and a 10 foot easement for public utility purposes along the rear line of said lot.

**This is improved property, known as:** 6049 Cargile Road, Nashville, TN 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 9th day of July, 2001.

**Julius G. Schneider**

**Jean Ryan Schneider**

**State of Tennessee**
**County of Davidson**

On this 9th day of July, 2001, before me the undersigned authority, personally appeared **Julius G. Schneider** and **Jean Ryan Schneider**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public

**State of Tennessee**
**County of Davidson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 286,000.00

Affiant

Sworn and subscribed before me on the 9th day of July, 2001.

My Commission Expires: 3/23/02

ANDREA WILLIAMSON NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE My Commission Expires

Notary Public