File: Box 13

WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#2540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2001.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Grube	Mortgage Resources, Inc.	73-3-40
(NAME)	(NAME)	
2604 Western Hills Drive	404 BNA Dr. Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(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, Estate of Willie Boone Eddie, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Grube and wife, Linda C. Grube, 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. 50 on the Map of Sutherland Heights, Section II, as of record in Book 2663, Page 58,Register's Office for said County.

Said Lot No. 50 fronts 110.64 feet on the southerly side of Western Hills Drive and runs back 228.72 feet on the northwesterly line and 135 feet on the southeasterly line to a dead line in the rear on which it measures 145 feet.

Being the same property conveyed to W.B. Eddie and wife Virginia M. Eddie, by deed of record in Book 4626, Page 440, Register's Office for Davidson County, Tennessee. The said Virginia M. Eddie having predeceased W.B. Eddie and the said W.B. Eddie having since died testate leaving Philip Anthony Eddie executor of the estate . Reference Probate Book 01P774..

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2604 Western Hills Drive, Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 10/19/01 13:49 2pgs
Fees:13.00 Taxes:499.50

20011019-0114366

Witness our hands this 15th day of October, 2001.

Estate of Willie Boone Eddie

By: Philip Anthony Eddie
EXECUTOR

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Philip Anthony Eddie with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the W.B. Eddie Estate and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2001.

Commission expires: May 26, 2001

Elizabeth E. Triplett
Elizabeth E. Triplett Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.