Davidson County DEEDWARR
Recvd: 01/10/02 11:17 2pgs
Fees:13.00 Taxes:454.18

20020110-0003963

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
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P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $122,750.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2001.

Notary Public

My Commission Expires: 5/20/02

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

Address New Owner As Follows: Send Tax Bills To:
Heather D. Nally
917 Shauna Drive
Nashville, TN 37214

Owner

Map-Parcel Number:

96-13-144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELVIN E. BESHER AND WIFE, LINDA F. BESHER,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HEATHER D. NALLY,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Malvin Heights, of record in Book 2330, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 84 feet on the broken easterly margin of Shauna Drive and extends back 176.2 feet on the northerly line and 180.8 feet on the southerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Melvin E. Besher by deed from Lewis Nelson Hyatt, II, single, of record in Book 9549, page 344, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 2330, page 83 Register's Office for said County.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 5580, page 52, Register's Office for Davidson County, Tennessee.

This is improved property known as 917 Shauna Drive, Nashville, TN 37214.

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, her heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of December, 2001.

Melvin E. Besher

Melvin E. Besher

Linda F. Besher

Linda F. Besher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELVN E. BESHER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of December, 2001.

Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA F. BESHER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of December, 2001.

Notary Public

My Commission Expires: 10/25/03

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