PREPARED BY (AND RETURN TO):

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W & I Ref:( GJ ) Title No: 43203
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/04/02 13:49 2pgs
Fees:13.00 Taxes:551.30
20020204-0015198

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Nathan A. Ward<br><br>205 46th Avenue North<br>Nashville, Tennessee 37215 | Crescent Mortgage<br>c/o Central Loan Administration<br>P. O. Box 1516<br>Latham, New York 12110-0816 |

**TAX MAP-PARCEL NUMBERS:** 103-04-034

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$149,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary C. Hall , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathan A. Ward** 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 Davidson County, Tennessee, being part of Lots 502, 504 and 506 in Block 26 of the Plan of Charlotte park Company's First Addition, which plan is of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the westerly margin of 46th Avenue, North, formerly called Fifth Street, and as widened,, and said point of beginning is 93 feet South of the southwest corner of 46th Avenue, North and Idaho Avenue; thence along said 46th Avenue, North 57 feet to a point, which is the northwest corner of an alley and 46th Avenue, North; thence along the northerly line of said alley, 100 feet to a point; thence at right angles northerly and parallel with the easterly line of Lot 502, 57 feet to a point; thence at right angles eastwardly and along a line parallel with Idaho Avenue, 100 feet to 46th Avenue, North, to the point of beginning.

Being the same property conveyed to Mary C. Hall by deed from W. Thomas Phillips of record in Book 8645, page 666, 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.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57 Page 103, said Register's Office. Easement to the State of Tennessee for Highway Purposes for widening of Forty Sixth Avenue (formerly Fifth), 25 feet affecting part of Lot 502 herein, not of record.

**This is improved property, known as: 205 46th Avenue North, Nashville, Tennessee 37215**

**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 January 31, 2002.

Mary C. Hall

Mary C. Hall

**State of** TENNESSEE
**County of** DAVIDSON

On this January 31, 2002 , before me the undersigned authority, personally appeared Mary C. Hall , 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: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary

**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 $149,000.00

Nathan A. Ward

Affiant

Sworn and subscribed before me this the 31st day of January, 2002

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003