Davidson County DEEDWARR
Recvd: 03/14/02 11:59 3pgs
Fees:18.00 Taxes:331.15
20020314-0032337

This Instrument Prepared By:
Mary Frances Rudy
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Return To:
Rudy Title and Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
[redacted]		
Howard Webb	SAME	80-04-24
1717 County Hospital Road		80-04-23
Nashville, TN 37218		

For good and valuable consideration received, **Peggy Holladay, Executrix, of the Estate of Jessie Warren Tarpey and Randall Tarpey, Brenda Tarpey, Carolyn Watson, Jeanette Sells and Donald Tarpey all heirs of the Estate of Dan Tarpey** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 01P425 unto the Grantee, **Howard Webb, Annette Mentlow and Carolyn V. Mentlow**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to The Estate of **Jessie Warren Tarpey and The Estate of Dan Tarpey a/k/a James D. Tarpey**, deceased, described as follows:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 1 on the Plan of Waukee Heights, of record in Book 2083, Page 108, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of Lot fronts 50 feet on the Northerly side of County Hospital Road and runs back between parallel lines 256 feet to a dead line.

Being the same property conveyed to Dan Tarpey by Warranty Deed of record in Book 3277, Page 301, Register's Office for Davidson County, Tennessee Said Dan Tarpey having pre-deceased wife, Jessie W. Tarpey. Said Jessie W. Tarpey having since died.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Waukee Heights as of record in Book 2083, Page 108, Register's Office for said County.

Said Lot No. 2 fronts 75 feet on the northerly side of County Hospital Road and runs back between lines 198.4 feet on the southerly line and 256 feet on the northerly line to a line in the rear in which measures 93.3 feet.

Being the same property conveyed to James D. Tarpey and wife Jessie Mai Tarpey by Warranty Deed of record in Book 2876, Page 69, Register's Office for Davidson County, Tennessee. Said James D. Tarpey having pre-deceased wife, Jessie Mai Tarpey. Said Jessie Mai Tarpey having since died.

This is improved property known as 1717 County Hospital Road, Nashville, TN 37218

Said Property is conveyed subject to restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves as Executrix of the Estate of Jessie Warren Tarpey and the heirs of Dan Tarpey, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of March 2002.

The Estate of Dan Tarpey and Jessie Mai Tarpey

Peggy Holladay, Executrix

BY: Peggy D. Holladay, Executrix

Randall Tarpey by Peggy Holladay, Executrix

By: Randall Tarpey by Peggy Holladay, atty-in-fact
Attorney-in-fact.

Brenda Beasley by Peggy Holladay, Executrix

By: Brenda Beasley by Peggy Holladay, atty-in-fact
Attorney-in-fact.

Carolyn Watson by Peggy Holladay Executrix

By: Carolyn Watson by Peggy Holladay, atty-in-fact
Attorney-in-fact

Jeannette Sells by Peggy Holladay, Executrix

By: Jeannette Sells by Peggy Holladay, atty-in-fact
Attorney-in-fact

Donald Tarpey by Peggy Holladay, Executrix

By: Donald Tarpey by Peggy Holladay, atty-in-fact
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2002, before me personally appeared, Peggy Holladay, Executrix of the Estate of Jesse Warren Tarpey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Jesse Warren Tarpey, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 8th day of March, 2002.

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My commission expires:

Shauna Daniels
Notary Public

My Commission Expires SEP 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2002, before me personally appeared Peggy Holladay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Attorney-in-Fact for Randall Tarpey, Brenda Beasely, Carolyn Watson, Jeanette Sells and Donald Tarpey all heirs of the Estate of Dan Tarpey and is authorized by said heirs to execute this instrument on their behalf.

Witness my hand and official seal at Davidson County, Tennessee this 8th day of March 2002.

Shauna Daniels
Notary Public

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission expires:

My Commission Expires SEP. 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me, this 8th day of March, 2002
The actual consideration for this transfer is $89,500.00.

Carrie Bruce
AFFIANT

Shauna Daniels
NOTARY PUBLIC

My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN