Bk 44

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/02 14:51 2pgs
Fees:13.00 Taxes:1295.00

20020613-0072217

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 2002

Notary Public

MY COMMISSION EXPIRES: 3/29/03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOB HALEY	Bob Haley	MAP 130-07
(NAME)	(NAME)	
4004 Iroquois Avenue	109 Whitney Place	PARCEL 075
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville TN 37215	
(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, BERTHA Z. PEISER, A WIDOW, NOW UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOB HALEY

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:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Map of a Resubdivison of a part of Royal Oaks Subdivision, as of record in Book 1424, Page 31, Register's Office for Davidson County, Tennessee.

SAID lot fronts 160 feet on the northerly side of Iroquois Place and runs back 285.35 feet on the easterly line and 272.33 feet on the westerly line, to a dead line in the rear, measuring 160 feet thereon.

BEING the same property conveyed to Bertha Z. Peiser, by Deed from Royal Oaks Land Company, a Tennessee Corporation, of record in Book 1855, Page 306, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Bertha Z. Peiser pursuant to a Power of Attorney executed by same on the 17th day of April, 2001, of record in Instrument No.20010423-0039839, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4004 Iroquois Avenue, Nashville, TN 37205
(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.

Witness my hand this 13th day of June 2002

BERTHA Z. PEISER
By: Jerald V. Peiser
Jerald V. Peiser, Attorney-in-fact

Bertha Z. Peiser by Jerald V. Peiser

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____.

Commission expires 5/28/03

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of June, 2002, before me personally appeared Jerald V. Peiser, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) on behalf of Bertha Z. Peiser, and acknowledged that he executed the same as the free act and deed of the said Bertha Z. Peiser.

_____
Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 28, 2003