39-B

# Warranty Deed

*This Instrument Prepared By:*
**Marbut Glenn Gaston, Jr., Attorney at Law**
**2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143**

**Old Republic Title: Owner's Title Number:** _____

| Name & Address of Property Owner: | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| Steven Ward and Michele Brubaker | National Bank of Commerce | Map: 117-08 |
| 2926 Primrose Circle | 115 3rd Ave So. | Parcel: 006.00 |
| Nashville, TN 37212 | Nashville, TN 37212 | 16DA-01040- |

**For and in Consideration** of the sum of $ 155,375.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Elizabeth B. Long, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Steven Ward and Michele Brubaker, as joint tenants with right of survivorship

SW MMB

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee and being **the northerly part of Lot No. 12, Block "B",** on the plan of **Belmont Terrace Annex No. 4,** as of record at **Plat Book 974, page 97,** Register's Office for said County, and being all of said Lot No. 12 **less that portion of said lot** conveyed to the State of Tennessee by deed from Christopher Phillips and wife dated July 18, 1974, as of record at **Book 4850, page 694,** said Register's Office, and reference is hereby made to said plat and said deed and both of the same are incorporated herein for a complete and accurate description of said part of said Lot No. 12.

Being all the same property conveyed to Elizabeth B. Long, unmarried, by deed as of record at **Book 9914, page 554,** said Register's Office, but the above description **is not** the same as appears therein. The description in said deed at Book 9914, page 554, makes reference to the northerly portion of Lot No. 12 but it does not make reference to the excluded part (or southerly portion) conveyed to the State of Tennessee at Book 4850, page 694, nor does it describe said northerly portion.

**THIS CONVEYANCE IS SUBJECT TO** all matters appearing on said plan of record at Plat Book 974, page 97, Restrictive Covenants of record at Book 1174, page 492 and Book 1191, page 223, and to 2002 property taxes that have been prorated this date and the Grantees assume in full, subject to any reproration required if the actual 2002 taxes are different than that used for this proration and would also be applicable to 01-01-02, and in such event Grantor agrees to reimburse Grantees for the same within 30-days of written and actual notice of the same from said Grantees.

Davidson County DEEDWARR
Recvd: 07/03/02 15:39 2pgs
Fees:13.00 Taxes:574.89
20020703-0080606

This is **IMPROVED** property known as: 2926 Primrose Circle, Nashville, TN 37212
{unimproved / improved}

**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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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** our hands on this 27th day of **JUNE**, 20 **02**

Elizabeth B. Long

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**STATE OF TENNESSEE:**
**COUNTY OF DAVIDSON:**

The actual value or consideration, whichever is greater, for this transfer is $ **155,375.00**.

X Michael Burbaker, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 06-27-02

My Commission Expires: 7-30-05

Notary Public

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

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**STATE OF TENNESSEE:**
**COUNTY OF DAVIDSON:**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth B. Long

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 06-27-02.

My Commission Expires: ~~10-25-2003~~ 7-30-05

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

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**STATE OF TENNESSEE:**
**COUNTY OF _____:**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

_____
Notary Public