Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1312

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Steven Preston, and wife, Elizabeth S. Preston**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Murray Hannon, and spouse Nell Ann Hannon**, 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 Lot No. 15 on the Plan of the Second Revision o the Iroquois of Nashville, of record in Plat Book 6900, pages 61 and 62, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Steven Preston and Elizabeth S. Preston by deed of record in Book 9704, Page 750, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 133 Wentworth Ave, Nashville TN 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 1st day of July, 2002

Davidson County DEEDWARR
Recvd: 07/03/02 16:08 2pgs
Fees:13.00 Taxes:1665.00
20020703-0080664

Robert Steven Preston

Elizabeth S. Preston

**State of Tennessee )**
**County of Davidson )**

On this 1st day of July, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert Steven Preston and Elizabeth S. Preston, the bargainor(s), 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 was a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 450,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of July, 2002.

Notary Public

My Commission Expires: 3/25/2006

TAMI A BOWERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**NEW OWNER:**
**Tom Hannon**
**133 Wentworth Ave**
**Nashville, TN**

**RESPONSIBLE FOR TAX PAYMENT:**
**New Owners**

**TAX MAP-PARCEL #:**
**116-16-B-15CO**