WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 12-19-05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 231 South Royal Oaks Blvd., Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mickey J. Kelton	SAME	147-020-167.00
(NAME) 520 HARDING PLACE	(NAME)	
(ADDRESS) NASH. TENN 37205	(ADDRESS)	
(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, I, **Edna C. Pelham**, HEREINAFTER CALLED THE GRANTOR, **RESERVING A LIFE ESTATE IN SUBJECT PROPERTY,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mickey J. Kelton and wife, Myrna K. Kelton**, 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. 79 on the Plan of Battery Crest, Section Two, as of record in Book 2900, page 132, Register's Office for said County.

Said Lot No. 79 fronts 79.8 feet on the northerly side of Harding Place and extends back 438.04 feet on the easterly line and 452.75 feet on the westerly line to a dead line in the rear, measuring 68.27 feet thereon.

Being the same property conveyed to Joseph D. Pelham and wife, Edna C. Pelham by Deed from Charles r. Graves and wife Joy C. Graves of record in Book 4222, page 823, Register's Office for Davidson County, Tennessee. The said Joseph D. Pelham having since died and subject property vested in Edna C. Pelham as the surviving tenant by the entirety. By Quitclaim Deed of record in Book 9448, page 919, said Register's Office, John Murry Beard conveyed all of his right, title, and interest in said property to Edna C. Pelham.

BUT THERE IS RESERVED TO THE GRANTOR, EDNA C. PELHAM, A LIFE ESTATE IN THE PROPERTY HEREIN CONVEYED

This conveyance is subject to the following: Taxes for the year 2002, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2900, page 132; restrictions of record in Book 3164, page 215; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 520 Harding Place, 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 I am 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 I do further covenant and bind myself, my 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 7th day of August, 2002.

Davidson County DEEDWARR
Recvd: 08/12/02 10:08 2pgs
Fees:13.00 Taxes:3.70
20020812-0096834

Edna C Pelham
Edna C. Pelham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Edna C. Pelham, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of August, 2001.

Notary Public

My Commission Expires:_____

