Davidson County DEEDWARR
Recvd: 09/05/02 14:12 2pgs
Fees:13.00 Taxes:1054.50

20020905-0107704

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-28-03

(AFFIX SEAL)

NOTARY PUBLIC SHARON L. DAVIS

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald F. Murphy	Wells Fargo Home Mortgage, Inc.	104-16-342
(NAME) 1501 Ashwood Avenue	(NAME) P. O. Box 5137	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Des Moines, IA 50306-5137	
(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,

ERIC F. MAGNESS AND WIFE, REBECCA S. MAGNESS AND

WERNER W. EDZARD AND WIFE, HANNELORE EDZARD,

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

REGINALD F. MURPHY, UNMARRIED

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 the easterly half of Lot No. 36 on The Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Eric F. Magness and wife, Rebecca S. Magness by Deed from the Estate of Venita Weakley Whittemore of record in Book 8105, Page 703, Register's Office for Davidson County, Tennessee. Said property having been conveyed to Eric F. Magness and wife, Rebecca S. Magness and Werner W. Edzard by quitclaim Deed from Eric F. Magness and wife, Rebecca S. Magness of record in Book 8190, Page 4, Register's Office for Davidson County, Tennessee., and further conveyed by quitclaim deed as to Werner W. Edzards ½ interet to Werner W. Edzard and wife Hannelore Edzard of record in Book 8640, Page 924, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1501 Ashwood Avenue, Nashville, TN 37212

(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/our hand(s) this 30th day of August, 2002.

Werner W. Edzard

Hannelore Edzard

Eric F. Magness

Rebecca S. Magness

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric F. Magness and wife, Rebecca S. Magness and Werner W. Edzard and wife, Hannelore Edzard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 30th day of August, 2002

Commission expires: 5-28-03

Sharon L. Riney
Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY