44
Lockwood

Davidson County DEEDWARR
Recvd: 11/05/02 11:47 2pgs
Fees:13.00 Taxes:2330.63

20021105-0135684

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $629,900.00 Virginia G. Waddey **Affiant** Subscribed and sworn to before me, this 4th day of November, 2002. Notary Public My Commission Expires: 11/29/03

Address New Owner As Follows:
Virginia G. Waddey
214 Deer Park Circle
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
116-10-0-069.00

STATE OF TENNESSEE NOTARY PUBLIC GERALD G. PATTERSON AT-LARGE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIA D. GOOCH,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **VIRGINIA G. WADDEY,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 18 on the Plan of A. M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45, in the First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for said County.

Said part of Lot No. 18 fronts 100 feet on the northerly side of Deer Park Circle and runs back 196.5 feet on the westerly line and 201 feet on the easterly line to a point half way between Deer Park Circle and Jackson Boulevard, measuring 100 feet, more or less, on the rear line.

Being the same property conveyed to Julia D. Gooch by Quitclaim Deed from James C. Gooch, of record in Book 10242, page 845, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 Metro and City of Belle Meade taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, page 139, Register's Office for said County.

This is improved property known as 214 Deer Park Circle, Nashville, TN 37221.

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, her heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of November, 2002.

Julia D. Gooch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA D. GOOCH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of November, 2002.

Notary Public

My Commission Expires: 10/25/03