WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 11/19/02 13:28 2pgs
Fees:13.00 Taxes:288.60

20021119-0143402

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Deborah Danhauer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 2002

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-9076-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Danhauer (NAME)	National Bank of Commerce (NAME)	61-15-82
1153 Ardee Avenue (ADDRESS)	115 29th Avenue South (ADDRESS)	15DZ 20800
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Martha H. Peden ~~the Only Heir-at-law and Devisee under the~~ Last Will and Testament of Rowena Hurt, Deceased

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

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 Tract 25, Block O, of Sunnymeade Estates, a Subdivision in the County of Davidson, State of Tennessee, a plat of which is of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Richard M. Hurt and wife, Rowena Hurt, Estate by deed from W. D. Dutton and wife, Dora Willmeta Dutton of record in Book 1132, Page 194, Register's Office for Davidson County, Tennessee.

The said Richard M. Hurt having predeceased Rowena Hurt. The said Rowena Hurt having since died testate, on January 14, 2002, in Davidson County, Tennessee and pursuant to the Last Will and Testament of Rowena Hurt, of record in Will Imaging No. 3606\665192, in the Probate Court Court of Davidson County, Tennessee, subject property was devised to Martha H. Peden as her only heir-at-law.

unimproved ( )
This is improved (X) property, known as 1153 Ardee Avenue, Nashville, TN 37216
(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 hand this 13th day of November, 2002

Martha H. Peden
Martha H. Peden

DCTN01WC

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 Martha H. Peden

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of November 2002.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public