Davidson County DEEDWARR
Recvd: 12/04/02 10:06 2pgs
Fees:13.00 Taxes:536.50

20021204-0149058

R5RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41475 FILE BOX "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

~~Commission Expires SEPT. 20, 2003~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$145,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **3rd DAY OF DECEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RONALD C. DEARDORFF **2828 Glen Oaks Drive** **Nashville, TN 37214**	**S A M E**	**84-8-21** **3DZ 69650**

FOR AND IN 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, EDWIN RONALD GREEN and CAROLE SYLVIA GREEN STANFIELD, being all of the heirs at law of MILDRED ALINE GARMON GREEN a/k/a MILDRED A. GREEN** H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD C. DEARDORFF, 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:

Being Lot No. 229 on the Plan of Section Seven, Lincoya Hills of record in Plat Book 2331, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mildred A. Green by deed from Shelly Lynn Moore of record in Book 10194, Page 612, Register's Office for Davidson County, Tennessee. Charles Everett Green, husband of Mildred A. Green, died on December 5, 1996 and Mildred A. Green died on November 28, 2001. See Affidavit of Heirship recorded as Instrument Number 20021204014905 7, immediately preceeding this deed.

This is the same description as in the previous deed of record.

This conveyance is subject to restrictions of record in Book 2540, Page 55, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 2331, Page 119, said Register's Office.

Unimproved ( )
This is improved (X) property, known as **2828 Glen Oaks Drive, Nashville, Tennessee 37214**

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 OUR HANDS THIS 3rd DAY OF DECEMBER, 2002.

EDWIN RONALD GREEN

CAROLE SYLVIA GREEN

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 EDWIN RONALD GREEN and CAROLE SYLVIA GREEN STANFIELD, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 1/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.