

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-9-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 615 Main Street P.O. Box 60429, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Cole	Wells Fargo Home Mortgage Inc.	Map 070-04-0
(NAME) 2325 Whites Creek Pike	(NAME) P.O. Box 5137	Parcel 116.00
(ADDRESS) Nashville, TN	(ADDRESS) Des Moines, IA 5306-5137	
(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,

SAM PEDEN, TRUSTEE WITH FULL POWER TO MORTGAGE, SELL, ENCUMBER OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY,

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

Davidson County DEEDWARR
Recvd: 01/22/03 11:19 2pgs
Fees:13.00 Taxes:187.22

20030122-0009029

MARY ANN COLE,

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. 15 on the plan of J. B. Haynie's Dewey Heights Subdivision, of record in Book 161 page 94 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

BEING the same property conveyed to Mildred Rosser, by instrument executed September 9, 1964, which is of record in Book 4027 page 813 Register's Office for Davidson County, Tennessee. AND to Sam Peden, Trustee, with full power to mortgage, sell, encumber or convey without the joinder of any beneficiary by instrument of record as Instrument No. _____ said Register's Office.

THIS conveyance is subject to the plan of record and to restrictions of record against said property. This conveyance is subject to the easement of record in Book 6273 page 724, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2325 Whites Creek Pike, Nashville, TN 37207

(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 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 14th day of January, 2003.

Sam Peden, Trustee with full power to mortgage sell, encumber or convey without the joinder of any beneficiary

Sam Peden TR

Sam Peden, Trustee

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 Sam Peden, Trustee with full power to mortgage sell, encumber or convey without the joinder of any beneficiary, 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 Nashville , Tennessee this January 14, 2003.

Commission expires:

4-7-06

William B. Gregory

Notary Public

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE