58B

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Bill Madden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2003.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ardsley Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodora D. Gammans	Owner	52-6-120
(NAME)	(NAME)	
928 Idlewild Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Ronald Neal Pirtle, unmarried Peggy A. Pirtle, unmarried Donald R. Pirtle and wife, Elizabeth A. Pirtle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodora D. Gammans, A Single Person, 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 Lot No. 5 on the Plan of Morris Estates subdivision of record in Plat Book 5800, Page 347, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald Neal Pirtle, Peggy A. Pirtle, Donald R. Pirtle, and wife, Elizabeth A. Pirtle, by deed of record in Book 9880, Page 188, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Ronald Neal Pirtle, Peggy A. Pirtle by Donald R. Pirtle, as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument, ~~#~~ 20030304-0028605 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 928 Idlewild Dr., Madison, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 03/04/03 16:22 3pgs
Fees:18.00 Taxes:399.60

20030304-0028606

Witness my/our hand(s) this 28th day of February, 2003.

Donald R. Pirtle

Elizabeth A. Pirtle

Ronald Neal Pirtle by Donald R. Pirtle, atty in fact

Peggy A. Pirtle by Donald R. Pirtle, atty in fact

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 Donald R. Pirtle, and Elizabeth A. Pirtle with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that their executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2003.

Commission expires: May 28, 2006

Beth Triplett — Notary Public

~~On this the 28th day of February~~, 2003, before me personally appeared Donald R. Pirtle, ~~the person who executed~~ the foregoing instrument on behalf of Ronald Neal Pirtle and Peggy A. Pirtle and ~~who acknowledged~~ that he executed the same as the free act and ~~deed of the said~~ Ronald Neal Pirtle and Peggy A. Pirtle, ~~through Power of Attorney granted him by the said~~ Ronald Neal Pirtle and Peggy A. Pirtle.

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

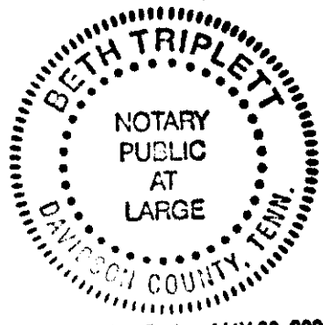
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2003, before me personally appeared Donald R. Pirtle, the person who executed the foregoing instrument on behalf of Ronald Neal Pirtle and Peggy A. Pirtle and who acknowledged the he executed the same as the free act and deed of the said Ronald Neal Pirtle and Peggy A. Pirtle through power of attorney granted to him by the said Ronald Neal Pirtle and Peggy A. Pirtle.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2003.

BETH TRIPLETT

Commission expires: 5/28/06



My Commission Expires MAY 28, 2006