WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/11/03 10:15 2pgs
Fees:13.00 Taxes:325.60

20030311-0031772

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela G. Still	New South Federal Savings Bank	Map 95-10
(NAME) 2110 Sanborn Drive	(NAME) 1630 NW Broad Street	Parcel 34.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) Murfreesboro Tennessee 37129	
(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,

Hardin Thomas Greenfield Jr. and Judith Ann Ballard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela G. Still , 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 195 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, Page 118, Register's Office for said County.

Said Lot No. 195 fronts 70 feet on the northeasterly side of Sanborn Drive and runs back 237.4 feet, more or less, on the northwesterly line and 234.2 feet, more or less, on the southeasterly line to the center line of Sims Branch on which it measures 70 feet, more or less.

Being the same property conveyed to Hardin Thomas Greenfield Jr. and Judith Ann Ballard by deed from Hardin Thomas Greenfield, Jr and Judith A Greenfield, Co-Executors of the Estate of Addie Lou Greenfield of record in Instrument Number 20020731-0091684, Register's Office for said County.

Restrictive Covenants of record in Deed Book 2442, Page 464, Register's Office of said County

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

The said Peggy J. Greenfield and Jackie W. Ballard joins in this conveyance to convey any interest they may have to said property.

unimproved ☐

This is improved ☒ property, known as 2110 Sanborn Drive, Nashville, TN 37210

(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/our hand(s) this 7th day of March, 2003.

Peggy J. Greenfield

Hardin Thomas Greenfield Jr.

Jackie W. Ballard

Judith Ann Ballard

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Hardin Thomas Greenfield Jr.* and Judith Ann Ballard** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

*and wife, Peggy J. Greenfield **and husband Jackie W. Ballard

Witness my hand and Official seal this 3/7/2003

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY TENN. NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR

File Number2301282

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122