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161

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/03 08:35 2pgs
Fees:13.00 Taxes:177.60
20030324-0038114

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Edward H Burrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: March 27, 2004
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. LINDA S. HARRIS NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward H. Burrell (NAME)	Edward H Burrell (NAME)	118 8
Lot 78 Eugenia Avenue (ADDRESS)	912 Fireside Court (ADDRESS)	189
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	6DA 26995

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, E. L. Rake and wife, Myrtle Rake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward H. Burrell, married

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 78 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County, described as follows:

Said Lot No 78 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines with the southerly margin of Newsome Street, 150 feet to an alley.

Being the same property conveyed to E. L. Rake and Myrtle Rake by deed from Patsy G Powell and husband Donald W Powell of record in Book 5998, page 742, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Lot 78 Eugenia Avenue, Nashville, Tennessee
(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 our hand s this 21st day of March, 2003

E. L. Rake

Myrtle Rake

Myrtle Rake

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. L. Rake and wife, Myrtle Rake

the bargainor s, 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 Brentwood, Tennessee, this 27th day of March, 2003.

Commission expires March 27, 2004

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC LINDA S. HARRIS

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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