Rerecord in Davidson Co.

BK 2718 PG 483

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

file

NOTARY PUBLIC AT LARGE HUBBARD WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF Davidson

12845

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,147.00

X Maria D Espana
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria D. Espana	New Owner	105-4-37
(NAME)	(NAME)	
17 Trimble Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37210		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, William Neal Sullivan

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

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 04/08/03 14:30 3pgs
Fees:17.00 Taxes:0.00

20030408-0046534

This is improved property known as 17 Trimble Street, Nashville, TN 37210

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 his hand this 6th day of February, 2003.

William Neal Sullivan

12845

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

William Neal Sullivan

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of February, 2003.

My commission expires 11/25/06

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 25, 2006

File No.: 12845

ATTACHMENT

Land in Davidson County, Tennessee being the westerly 37 1/2 feet of Lot No. 113 in Trimbles First Addition to South Nashville, a plan of which is of record in Book 19, page 220, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 113 fronts 37 1/2 feet on the southerly side of Trimble Street, formerly the Old Murfreesboro Road, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to William Neal Sullivan, a one-half undivided interest, and to John Crawford, a one-half undivided interest, in the subject real property herein described, as joint tenants with right of survivorship, by deed from Eckhardt Exchange Corporation, Trustee for 17 Trimble Street Land Trust, with full power of lease, mortgage, convey, encumber and transfer without joinder of any beneficiary, filed of record in Instrument Number 200206 03-0067020, Register's Office for Davidson County, Tennessee. The said John Crawford having since died.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

State of Tennessee, County of WILLIAMSON
Received for record the 11 day of
FEBRUARY 2003 at 9:39 AM. (REC# 524950)
Recorded in official records
Book 2718 Pages 483- 485
Notebook 71 Page 162
State Tax $ 285.45 Clerks Fee $ 1.00,
Recording $ 17.00, Total $ 303.45,
Register of Deeds SADIE WADE
Deputy Register KELLY FAULKNER