WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 8-14-05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/23/03 17:30 2pgs
Fees:13.00 Taxes:407.00

20030423-0054650

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0185

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. Luehrsen	SAME	10-16-0-109.00
(NAME)	(NAME)	
2006 Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, E.M. Brendan Wyatt, married and Paula Miller Wyatt, unmarriedHEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul J. Luehrsen and wife, Saralyn V. Luehrsen, 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 the 24th Ward of the City of Nashville, Davidson County, Tennessee, being the westerly 30 feet of Lot No. 81 and the easterly 30 feet of Lot No. 82 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for said County

Said parts of Lots Nos. 81 and 82 front together 60 feet on the northerly side of Linden Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to E.M. Brendan Wyatt and Paula Miller Wyatt by Warranty Deed from Edward J. Glasser, Jr. a widower, dated February 27, 1991 of record in Book 8305, Page 965, Register's Office for Davidson County, Tennessee.

Deirdre J. Russell joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to E.M. Brendan Wyatt.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2006 Linden Avenue, Nashville, TN 37212

(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 hands this 18th day of April, 2003.

Deirdre J. Russell

E.M. Brendan Wyatt

Paula Miller Wyatt

STATE OF Alabama
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E.M. Brendan Wyatt and Deirdre J. Russell 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 this 18th day of April, 2003.

Commission expires: MY TERM EXPIRES 1-16-2006

Mary Gail Bearden
Notary Public

STATE OF Kentucky
COUNTY OF At Large

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula Miller Wyatt 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 this 18th day of April, 2003.

Commission expires: 9-13-2004

Janice T. Willoughby
Notary Public

RETURN TO:

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1910 Rear 21st Avenue South
Nashville, Tennessee 37212