WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/03 13:51 2pgs
Fees:13.00 Taxes:695.50

20030424-0055218

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Matthew P Nitch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew P. Nitch	America's Wholesale Lender	104-5-79
(NAME)	(NAME)	
3526 Murphy Road	P.O. Box 10212	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Van Nuys, CA 91410	
(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, Edith E. Hasty, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew P. Nitch, and wife Cheryl N. Nitch, 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 the easterly 10 feet Lot No. 1, and the westerly 40 feet of lot No. 2 on the Map of Hardison and Young's Lots in West End Park, of record in Plat Book 421, Page 190, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Edith E. Hasty, as her sole and separate estate, by Quitclaim Deed from Mary White, Trustee, dated July 30, 1984, of record in Book 6348, Page 7, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Joe H. Hasty, Sr. and wife, Edith K. Hasty, by deed from Olga M. Sims, a widow, dated May 2, 1960, of record in Book 3069, Page 1, said Register's Office. The said Joe H. Hasty, Sr. having since died on January 2, 1983.

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

This instrument is executed on behalf of Edith E. Hasty by Mary Ellen Hasty as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030424-0055217 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3526 Murphy Road, Nashville, TN 37205

(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 17th day of April, 2003.

Edith E. Hasty
By: Mary Ellen Hasty as Attorney In-Fact

Edith E. Hasty
By: Mary Ellen Hasty as Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

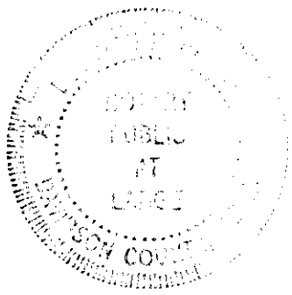
On this 17th day of April, 2003, before me personally appeared Mary Ellen Hasty, the person who executed the foregoing instrument on behalf of Edith E. Hasty, and acknowledged that she executed the same as the free act and deed of the said Edith E. Hasty, through Power of Attorney granted Mary Ellen Hasty by the said Edith E. Hasty.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2003.

Commission expires: November 27, 2004

Deborah K. Devine

Deborah K. Devine Notary Public



Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665

614