WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/03 13:48 2pgs
Fees:13.00 Taxes:323.75

20030425-0056056

G-9275-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF April, 2003

Notary Public

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES:

VICKIE R. RODGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires October 23, 2006
STATE OF TENNESSEE

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Barr	New Owner	72-12-245
(NAME)	(NAME)	
1902 Pinehurst Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, Thomas A. Nelson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stuart Barr, a married man

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. 322 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, Page 116, Register's Office for said County.

Said Lot No. 322 fronts 82.76 feet on the southerly side of Pinehurst Drive and runs back 145.35 feet on the easterly line and 144.96 feet on the westerly line to a dead line in the rear on which it measures 104.66 feet.

Being the same property conveyed to Thomas A. Nelson and Annie Inez S. Nelson by deed from Randall Phillips Builders, Inc., of record in Book 3179, Page 127, Register's Office for Davidson County, Tennessee, pursuant to the terms of a Divorce granted in the Sixth Circuit Court for Davidson County, Tennessee, styled Thomas Addison Nelson, Plaintiff Vs. Annie I. Nelson, Defendant, bearing Docket No. 84498, the property is to be divested from the Defendant and vested solely in the Plaintiff, Thomas Addison Nelson.

Further, being the same property conveyed to Thomas A. Nelson by Quitclaim Deed from Annie Inez S. Nelson, of record in Instrument No. 20030425-0056055 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1902 Pinehurst Drive, Nashville, TN 37218
(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 hand this day of ,

Thomas A. Nelson

DCTN01WC

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 Thomas A. Nelson, unmarried

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 Goodlettsville, Tennessee, this 22nd day of April 2003.

Commission expires _____

Vickie R. Rodgers
Notary Public

VICKIE R. RODGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Vickie R. Rodgers
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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