WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/03 11:09 2pgs
Fees:13.00 Taxes:610.13

20030513-0064089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 2-27-06

(AFFIX SEAL)

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

D-0197

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Murtha G. Kellrooney	Wells Fargo Home Mortgage	082-16-0-276.00
(NAME)	(NAME)	
934 Fatherland Street	P.O. Box 5708	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Springfield OH 45501	
(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, Joel A. Emerson and wife, Ann M. Bassett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Murtha G. Kellrooney and wife, Michele S. Kellrooney, 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:

Being Lot No. 105 and the western 30.0 feet of Lot No. 104 of Barrow's Addition to Edgefield, now East Nashville, Tennessee, as per plan recorded on Plat Book No. 1, Page 13, of the Chancery Court at Nashville, Tennessee.

Said Lot No. 105 and the western 30.0 feet of Lot No. 104 together front 80.0 feet on the south side of Fatherland Street and run back between parallel lines 195.0 feet to an alley.

Being all of the same property conveyed to Joel A. Emerson and wife, Ann M. Bassett by deed dated 9/29/97 from Lamar F. Jackson, Jr. and M. Ray Liggett and John H. Halliburton, all unmarried of record in Book 10628, Page 300, Register's Office Davidson County, Tennessee.

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 934 Fatherland Street, Nashville, TN 37206

(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 28th day of April, 2003.

Joel A. Emerson

Ann M. Bassett by Joel A. Emerson, Attorney in Fact

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 Joel A. Emerson 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 at Nashville, Tennessee this 28th day of April, 2003.

Commission expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Joel A. Emerson, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Ann M. Bassett, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Ann M. Bassett. Witness my hand and Notarial Seal this 28th day of April, 2003.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212