Davidson County DEEDWARR
Recvd: 05/22/03 14:31 2pgs
Fees:13.00 Taxes:306.73

20030522-0070194

STATE OF TENNESSEE
COUNTY OF Davidson

13028

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

X Ellen L Denny
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/16/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Ellen L. Denny	1st TRUST BANK FOR SAVINGS	44-15-312
(NAME)	(NAME)	
1208 Berry Street	P.O. Box 17257	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Old Hickory, TN 37138	MEMPHIS, TN 38187-0257	
(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, Ron A. Bryer and wife, Denise Ann Bryer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen L. Denny, unmarried

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. 144, Plan of Section "C", Village of Old Hickory, of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which reference is made for a complete and accurate description.

BEING the same property conveyed to Ron A. Bryer and Denise Ann Bryer, husband and wife, by Warranty Deed from Robert S. Bagwell, Jr. and wife, Devra S. Bagwell, dated December 17, 1996, and recorded in Book 10307, page 15, Register's Office for said County.

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

This is improved property known as 1208 Berry Street, Old Hickory, TN 37138

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 their hands this 19th day of May, 2003.

Ron A Bryer
Ron A. Bryer

Denise Ann Bryer
Denise Ann Bryer

13028

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

Ron A. Bryer and wife, Denise Ann Bryer

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 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