(1)

BOX #14A
G#16096-2A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

Susan L. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Wilder, III	"NEW OWNER"	MAP 104-12-0
(NAME)	(NAME)	
1722 Villa Place		PARCEL 299.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		[FB #22W-17150]
(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, Monica D. Edwards, Conservator of the person and estate of Charlotte Ann Primm, as to a one-third interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stuart Wilder, III, and Susan L. Allen, husband and wife

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 part of Lot No. 65 on the Plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 65 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines, along the northerly margin of Belcourt Avenue, 159.37 feet to an alley.

INCLUDED in the above description BUT EXCLUDED therefrom is that portion conveyed to The Nashville Housing Authority by Warranty Deed from Howard Thomas Primm and wife, Edythe M. Primm, dated November 11, 1966, of record in Book 4077, Page 127, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Howard Thomas Primm and wife, Edythe M. Primm, by Warranty Deed from V. S. Phillips and wife, Monna K. Phillips, of record in Book 2481, Page 287, Register's Office for Davidson County, Tennessee. The parties having since died intestate and Zack Primm being their only son. Zack Primm died intestate, leaving his spouse, Annie W. Primm and

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1724 Villa Place, 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 my hand this 28th day of May, 2003

Monica D. Edwards, Conservator for Charlotte A. Primm
Monica D. Edwards, Conservator
for Charlotte A. Primm

Davidson County DEEDWARR
Recvd: 05/29/03 09:09 2pgs
Fees:13.00 Taxes:7.40

20030529-0072299

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 Monica D. Edwards, Conservator of the person and estate of Charlotte Ann Primm, as to a one-third interest

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 28th day of May, 2003

Commission expires 3/25/06

Notary Public

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, a _____, 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 _____, 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

LEGAL DESCRIPTION CONTINUATION

three (3) daughters, Charlotte Ann Primm, Addie Pepper, and Evelyn P. Johnson, as his heirs-at-law. The said Annie W. Primm having since died intestate, leaving her three (3) daughters, Charlotte Ann Primm, Addie Pepper, and Evelyn P. Johnson, as her heirs-at-law.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and property taxes for the current year which have been assumed by the Grantees herein.