Davidson County DEEDWARR
Recvd: 07/10/03 12:06 2pgs
Fees:13.00 Taxes:767.75

20030710-0095620

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42182

WARRANTY DEED

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Mildred Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2003

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 7-24-2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maynard Pearson	Cavalry Banking	88-53
7424 Lakeview Drive	2209 Crestmoor Road #320	
Nashville, TN, 37209	Nashville, TN 37215	

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, I/WE,

Frank Webster and Charlotte Webster, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maynard Pearson and Mildred Pearson, 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:

A tract of land on the northwesterly margin of Lakeview Drive and being more particularly described as follows:

Beginning at an iron rod in the northerly margin of Lakeview Drive the southwest corner of Harold Allen Collins and the southeast corner of the tract herein; thence with said margin of road south 51 deg 30 minutes 00 seconds west, 256.22 feet to the southwest corner of the tract herein; thence leaving said road north 38 degrees 05 minutes 37 seconds west, 214.81 feet to an iron rod; thence north 45 degrees 41 minutes 53 seconds west, 536.50 feet to an iron rod, the northwest corner of the tract herein; thence north 44 degrees 18 minutes 07 seconds east, 324.81 feet to an iron rod, the northeast corner of the tract herein; thence south 45 degrees 35 minutes 19 seconds east 88.13 feet to an iron rod; thence south 37 degrees 35 minutes 00 seconds east, 700.42 feet to the beginning and containing an area of 5.03 acres more or less.

Being the same property conveyed to Frank W. Webster and wife, 0Charlotte A. Webster by Warranty Deed from Hugh F. Vance and wife, Mary Ruth Vance of record in Book 9038, Page 932, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 7424 Lakeview Drive, Nashville, TN 37209

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 3rd day of July, 2003

Frank Webster

Charlotte Webster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Frank Webster and Charlotte Webster, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 2003

Notary Public

My Commission Expires:_____

