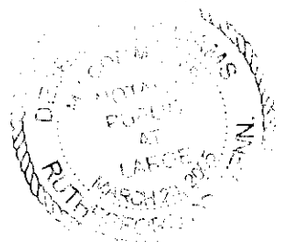
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 08/16/03 13:14 2pgs
Fees:13.00 Taxes:562.03

20030816-0118989

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmer Ivan Nieto		Map 149-04 Parcel 67
(NAME) 2604 Edge-O-Lake Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, Jacqueline Huber and Frank H. Ford , sole heirs HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elmer Ivan Nieto , 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. 386 on the Plan of Edge-O-Lake Estates, Section Six, as of record in Plat Book 3700, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 386 fronts 137 feet on the northerly side of Edge-O-Lake Drive and runs back 154.34 feet on the easterly line and 209.79 feet along a broken line on the westerly side to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Ronald Lewis Adams et ux, Margaret Adams; and Frederick M. Huber et ux, Jacqueline Huber, by deed from Thurman & Stevens Construction Company, Inc., of record in Deed Book 3961, page 295, Register's Office for said County.

The said Ronald Lewis Adams and Margaret Adams, and Frederick M. Huber now being deceased leaving Jacqueline Huber and Frank H. Ford as sole heirs.

And being the same property conveyed to Frederick M. Huber and wife, Jacqueline Huber, their heirs and assigns, with a remainder interest in Ronald Lewis Adams and wife, Margaret Adams; Frederick M. Huber having since being deceased; and Ronald Lewis Adams and wife, Margaret Adams having since being deceased, by Quitclaim Deed from Paul T. K. Prentiss of record in Deed Book 5141, page 612, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Subject to all matters as set forth per Plat Book 3700, Page 15, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 2604 Edge-O-Lake Drive, Nashville, TN 37217

(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/our hand(s) this 21st day of July, 2003.

Jacqueline Huber

Jacqueline Huber

Frank H. Ford

Frank H. Ford

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jacqueline Huber and Frank H. Ford the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/21/2003

My Commission Expires: Nov 20, 2006

Notary Public

JOI R. NOTARY PUBLIC AT LARGE RUTHERFORD

File Number 23070333

RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167