Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 09/04/03 15:05 2pgs
Fees:13.00 Taxes:516.15
20030904-0128807

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$139,500.00**

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2003.

Notary Public

My commission expires: ~~My Commission Expires SEP. 25, 2004~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Benjamin G. Pickthorn	**UNION PLANTERS BANK, N.A.**	**Map 103-02, Parcel 207.00**
195 Bellmore Avenue	**2019 Richard Jones Road #300**	
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Francis Ruth Gaddis, married

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

Benjamin G. Pickthorn, unmarried

HEREINAFTER CALLED THE GRANTEES, HIS 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, TN, being Lot No. 2 on the Resubdivision of a portion of Lot No. 7 John M. Branham's Farm, as shown on plat of record in Instrument #200005260052618, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Francis Ruth Gaddis by deed from Lyle Brent Owen of record in Book 11711, Page 585, Register's Office for Davidson County, Tennessee. **

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record if any.

This is improved (__x__) Unimproved (_____) property, known as **195 Bellmore Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 26th day of August, 2003.

Francis Ruth Gaddis

Benny Gaddis

** Spouse joins in this conveyance for the purpose of relinquishing any interest by virtue of marriage.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Francis Ruth Gaddis, ~~unmarried~~,** the bargainor(s) 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.

* and Benny Gaddis

Witness my hand and official seal, at Brentwood, Tennessee on this **26th** day of **August, 2003.**

Shawna Daniels

Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

SHAWNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.