Davidson County DEEDWARR
Recvd: 09/23/03 10:26 2pgs
Fees:13.00 Taxes:324.12

20030923-0140509

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN05294

WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$87,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2003

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELIZABETH J. COWHERD **130 MONCRIEF AVENUE** **GOODLETTSVILLE, TN 37072**	**SAME**	**025-04-109**

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,

ELLEN M. SUTTON UNMARRIED

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

ELIZABETH J. COWHERD 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, January 14, 1959, as follows:

Beginning on the southerly margin of Moncrief Avenue, at a point south 84 degrees West 57.5 feet from Tract No. 1 of the property conveyed to Carl E. Smith and wife, by deed from E. W. Adams and wife, of record in Book 2445, Page 235, Register's Office for said County; thence southerly 128 feet to the northerly margin of a ditch; thence South 83 degrees 30' West 66.5 feet; thence North 1 degree East 130 feet to the southerly margin of Moncrief Avenue; thence with the same, North 84 degrees East 66.5 feet to the beginning, containing 0.917 acres, more or less.

This is improved property, known as 130 Moncrief Avenue, Goodlettsville, TN 37072.

Being the same property conveyed to Floyd Kenneth Sutton and wife, Ellen M. Sutton, by Deed from Ellen Sutton and Betty Sutton and Kathy Jones, as Co-Conservators of the Estate, Person and Affairs of Pearl S. Dudney, dated June 21, 2000 and recorded June 22, 2000 in Instrument No. 20000620062302, Register's Office for Davidson County, Tennessee. The said Floyd Kenneth Sutton having since died. The said property being solely vested in Ellen M. Sutton as surviving tenant by the entirety.

Unimproved ( )
This is improved (X) property known as **130 MONCRIEF AVENUE, GOODLETTSVILLE, TN 37072**
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 our hands this 19th day of SEPTEMBER , 2003.

ELLEN M. SUTTON

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 ELLEN M. SUTTON UNMARRIED 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 Goodlettsville, Tennessee, this 19th day of SEPTEMBER, 2003.

Commission Expires:_____

_____
Notary Public

NAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

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, and corporation, 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 corporation, 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 _____, 2003.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____

_____
Notary Public