Davidson County DEEDWARR
Recvd: 11/14/03 11:15 2pgs
Fees:13.00 Taxes:998.63

20031114-0166595

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42489

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $269,900.00..

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 13th DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-28-06

PATRICIA DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
KEVIN C. O'CONNER	1308 South Street	**93-13-381**
1308 **South Street**	Nashville TN 37212	**10W 1625**
Nashville, TN 37212		

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, GLORIA ESTHER WALKER, Unmarried, as to the fee ownership, and LUCILE P. BLAKEMORE, for the purpose of relinquishing her life estate,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN C. O'CONNOR, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Sigler's Addition to Nashville, as of record in Book 1, page 4, Chancery Court at Nashville.

Said Lot No. 66 fronts 100 feet on the northerly side of South Street and runs back between parallel lines 205 feet to an alley.

Being the same property conveyed to Gloria Esther Walker with a life estate in Lucile P. Blakemore, by Quitclaim Deed from Lucile P. Blakemore, of record in Instrument Number 20000119-0006499, Register's Office for Davidson County, Tennessee and being the same property conveyed to Murray G. Blakemore by deed from Carrie L. Wilson, a widow, of record in Book 1761, page 403, Register's Office for Davidson County, Tennessee. The said Murray G. Blakemore having died intestate on April 3, 1972 and Lucile P. Blakemore and Gloria E. Walker being his only heirs.

See Affidavit of Heirship immediately preceding this instrument recorded as Instrument Number 20031114-0166594 **, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved (X) property, known as **1404 South Street, Nashville, Tennessee 37212**

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 13th day of November, 2003.

Gloria Esther Walker

GLORIA ESTHER WALKER

Lucile P. Blakemore

LUCILE P. BLAKEMORE

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 GLORIA ESTHER WALKER and LUCILE P. BLAKEMORE, 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 Nashville, Tennessee, this the 13th day of November, 2003.

NOTARY PUBLIC

ALLYN D. KAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06