03 Ruby Tuesday 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/03 14:34 2pgs
Fees:13.00 Taxes:59.20

20031118-0168351

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of November, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/14/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eldon R. Spraker	SAME	94-01-37
(NAME)	(NAME)	
6600 Ellesmere Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032550

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eldon R. Spraker**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved X property, known as 514 S. 14th Street, Nashville, TN 37203

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 12th day of November, 2003.

Mildred W. Davis, Co-Trustee

Gloria W. Luttrell, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, a Notary Public in and for said County and State, personally appeared Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Pleasant View, Tennessee this 5th day of November, 2003.

Commission expires:

MISTY HICKS NOTARY PUBLIC AT LARGE My Commission Exp. JUN 29 2006 DAVIDSON CO. TENNESSEE

Notary Public

File No.: 20032550

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Payne, Blakemore and Cummings' Addition to Nashville, as of record in Book 57, page 70, Register's Office for said County.

Said Lot No. 110 fronts 50 ft. on the westerly side of South 14th Street and runs back 158 ft. 2 in. on the northerly line and 157 ft. 5 in. on the southerly line to an alley, measuring 50 ft. thereon.

Being a portion of the property conveyed to Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust, by deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hettie Woodroof, dated January 23, 1987 and filed of record in Book 7115, page 912, Register's Office for Davidson County, Tennessee.