WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXX~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/26/03 09:15 2pgs
Fees:13.00 Taxes:888.00
20031126-0171739

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Sheridan	New Owner	MAP 116-08
(NAME)	(NAME)	
3638 Estes Road		PARCEL 170
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(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, Geneva Matthews Bartlett, unmarried

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

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. 2 in the Resubdivision of part of the A. E. Potter Lot of Henry Compton Land of record in Book 547, page 47, revised in Book 4060, page 92, Register's Office for Davison County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dewey Lawrence Bartlett by deed from Charles Edward Schulz and wife, Margaret E. Schulz, of record in Book 4304, page 410, said Register's Office for Davidson County, Tennessee. Dewey Lawrence Bartlett has since died. Geneva Matthews Bartlett is the devisee under the Will of Dewey Lawrence Bartlett filed in the Probate Court Clerk's Office of the 7th Circuit Court of Davidson County, Probate Division, but not offered for probate. Geneva Matthews Bartlett is also the sole heir at law of Dewey Lawrence Bartlett as shown by Affidavit of Heirship of record under Instrument #20031126-0171738, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 47, revised in Book 4060, page 92, said Register's Office; and (c) easements of record in Book 6909, page 852 and Book 4243, page 964, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3638 Estes Road, Nashville, Tennessee 37215
(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 hand this 14th day of November 2003

Geneva Matthews Bartlett
Geneva Matthews Bartlett

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 Geneva Matthews Bartlett, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2003.

Commission expires 04-19-04

Kaz E. Arbogast
Notary Public

KAZ E. ARBOGAST NOTARY PUBLIC AT LARGE MONTGOMERY CO. TN

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 _____, _____.

My commission expires _____

_____
Notary Public