Davidson County DEEDWARR
Recvd: 12/04/03 14:00 2pgs
Fees:13.00 Taxes:314.50
20031204-0174678

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2003.

Notary Public

My commission expires:

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES AUG. 14, 2005

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Libbi McCullough	**Libbi McCullough**	**83-6-391**
1410 5th Avenue North	**1410 5th Avenue North**	
Nashville, TN 37208	**Nashville, TN 37208**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Margaret H.G. Rose

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

Libbi McCullough

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. 5 on the Plan of Truett Place, of record in Book 2330, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 67.5 feet on the northerly side of Truett Avenue (formerly Terrett Avenue) and extends back between lines 133.0 feet on the westerly side and 133.0 feet on the easterly side to a dead line in the rear on which it measures 66.5 feet.

Being the same propert;y conveyed to Russell E. Goostree and wife, Margaret R. Goostree, by Warranty Deed, from Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler, of record in Book 2800, page 577, dated August 14, 1958, Register's Office for Davidson County, Tennessee.

Also, being the same property divested out of Russell E. Goostree and vested in Margaret R. Goostree by Order of the Fourth Circuit Court of Davidson County, Tennessee, of record in Book 3278, page 210, dated August 28, 1961, Register's Office for Davidson County, Tennessee.

Having since divorced, Margaret R. Goostree is now known as Margaret H.G. Rose.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 2330, page 138, Register's Office for DAVIDSON County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 2736, page 117, Register's Office for DAVIDSON County, Tennessee.
3. Any and all visible easements lying on or across the property.

This is improved (X) unimproved (____) property known as 1905 Truett, Nashville, TN 37206.

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 that we are 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 convenant 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/our hand(s) this 2nd day of December, 2003.

Margaret H.G. Rose

Margaret H.G. Rose

_____

_____

_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Margaret H.G. Rose, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2003.

Notary Public

My Commission Expires:

