Davidson County DEEDWARR
Recvd: 02/23/04 11:09 2pgs
Fees:13.00 Taxes:222.00

20040223-0020218

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42719**

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/22/07

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT 22, 2007

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, 212 Third Avenue, North, Nashville, TN 37203**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **NAPOLEON GLASS** | Napoleon Glass | **149-8-198** |
| 120 Islandia Drive | 120 Islandia Drive | **2DX 2401** |
| Nashville, TN 37217 | Nashville, TN 37217 | |

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, NANCY ROGERS, Unmarried**

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

**Being Lot No. 27-B on the Plan of Revised Zone Lot Division of Lots 10 through 16 and 18 through 43, Edge-O-Lake, Section 21, of record in Book 6900, page 256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Being part of the same property conveyed to Nancy Rogers by Quitclaim Deed from Wanda Williams, of record in Book 10583, page 718, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Wanda Williams by deed from William P. Williams, of record in Book 7599, page 576, and Book 7599, page 578, Register's Office for Davidson County, Tennessee.**

**The above described property is investment property and has never been the residence of Grantor.**

**Unimproved ( )**
**This is improved ( X ) property known as 624 Alison Court, Nashville, Tennessee 37217**

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 19 day of February, 2004.**

X _____
**NANCY ROGERS**

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 NANCY ROGERS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19 day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06