Davidson County DEEDWARR
Recvd: 03/03/04 10:11 2pgs
Fees:13.00 Taxes:240.50

20040303-0023951

**RECORD AND RETURN TO:**
**GOBER TITLE & ESCROW**
**2740 OLD ELM HILL PIKE, SUITE 202**
**NASHVILLE, TN 37214**

# WARRANTY DEED

HOLLY R. TURNER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 1-23-2005

**STATE OF ~~TENNESSEE~~ Texas**
**COUNTY OF Montgomery**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.**

Melanie P. Sanderson
**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE**

Holly Turner
**Notary Public**

**MY COMMISSION EXPIRES:** 1-23-2005

**THIS INSTRUMENT WAS PREPARED BY**
**GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 102, NASHVILLE, TN 37214**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Kenneth L. Davis**<br>**2538 Stinson Road**<br>**Nashville,TN 37214** | **SAME** | **84-16-85.00** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Melanie P. Sanderson, individually and as heir to Jessie Myrtle Carr, Melisa Perrin, individually and as heir of Jessie Myrtle Carr and Joel Pope, individually and as heir of Jessie Myrtle Carr,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kenneth L. Davis, unmarried**

HEREINAFTER CALLED THE GRANTEES, ***His*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 54 on the Map of Hargis Heights, of record in Book 974, Page 82, Regiser's Office for said County.

Said Lot No. 54 fronts 75 feet on the southerly side of Stinson Road and runs back between lines, 233 feet on the westerly line and 233 feet on the easterly line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Norva C. Carr and wife, Jessie M. Carr, by deed from John M. Parkes and wife, Betty G. Parkes, dated November 1- 1955, of record in Book 2483, Page 46, Register's Office for Davidson County, Tennessee. Norva C. Carr having predeceased Jessie M. Carr and Jessie M. Carr died intestate on March 3, 2003, passed the aforesaid property to Melanie P. Sanderson, individually and as heir of Jessie Myrtle Carr, Melisa Perrin, individually and as heir of Jessie Myrtle Carr and Joel Pope, individually and as heir to Jessie Myrtle Carr Docket # 04P-88 7th Circut Court Davidson County, Tennessee.

Unimproved ( )
This is improved ( X) property known as **2538 Stinson Road, Nashville, TN 37214**

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(S), Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S), 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 23rd day of February 2004

Melanie P. Sanderson
Melanie P. Sanderson

Melisa Perrin by Executor of Estate for Jessie M. Carr,
Melanie P. Sanderson
Melisa Perrin by Executor of Estate for Jessie M. Carr, Melanie P. Sanderson

Joel Pope by Executor of Estate for Jessie M. Carr, Melanie P. Sanderson
Joel Pope by Executor of Estate for Jessie M. Carr, Melanie P. Sanderson

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Montgomery

Holly R. Turner

Personally appeared before me, ~~Melanie P. Sanderson~~, a Notary Public in and for said County and State, the within named Melanie P. Sanderson and Melisa Perrin and Joel Pope, as Executor for the Estate of Jessie M. Carr per probate docket No. 04P-88 per the Seventh Circuit Court of Davidson County, Tennessee, (of record as Instrument # NA) the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that Melanie P. Sanderson, Melisa Perrin and Joel Pope executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Montgomery Co., Texas, this the 23rd day of Feb 2003.

Commission Expires:

Holly Turner
Notary Public

HOLLY R. TURNER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 1-23-2005