Davidson County DEEDWARR
Recvd: 03/10/04 12:37 3pgs
Fees:18.00 Taxes:443.63
20040310-0027534

WARRANTY DEED

G-VRE-04-0304

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

Subscribed and sworn to before me, this 4th DAY Of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Molly C. Mitchell	Pinnacle National Bank	
304 53rd Avenue, North	(NAME) 211 Commerce St., Ste 300	91-15-134
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we E.O. LANGHANS AND TERRI WAYNE LANGHANS AND AND JOYCE BURNS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MOLLY C. MITCHELL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the northerly 50 feet of the westerly 110 feet of the southerly 180 feet of Block No. 12 on the Map of Realty Savings Bank and Trust Company's revised plan of the west extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin located in the easterly margin of 53rd Avenue, North, said point being located 130 feet north of the northeasterly intersection of the margins of 53rd Avenue, North, and Nevada Avenue; thence with the easterly margin of 53rd Avenue, North, 50 feet in a northerly direction to an iron pin; thence with the southerly margin of an alley 110 feet eastwardly to an iron pin; thence 50 feet southwardly to an iron pin; thence 110 feet westwardly to the point of beginning.

Being the same property conveyed to E.O.Langhans, Joyce M. Burns and Terry Wayne Langhans by Quitclaim Deed dated 1-8-03 and filed for record on 1-9-03 in Instrument Number 20030109-0004057, Register's Office for Davidson County, Tennessee.
and,

Being the same property conveyed to E.O. Langhans and Helen Marie Langhans's by Warranty Deed dated 11-21-80 and filed for record on 11-25-80 in Book 5683, Page 11, Register's Office for Davidson County Tennessee.
The said Helen Marie Langhans having since died.

Being the same property conveyed to E.O.Langhans, Joyce M. Burns and Terry Wayne Langhans by Quitclaim Deed dated 1-8-03 and filed for record on 1-9-03 in Instrument Number 20030109-0004057, Register's Office for Davidson County, Tennessee.
and,

Being the same property conveyed to E.O. Langhans and Helen Marie Langhans's by Warranty Deed dated 11-21-80 and filed for record on 11-25-80 in Book 5683, Page 11, Register's Office for Davidson County Tennessee.
The said Helen Marie Langhans having since died.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee.

JOYCE M. BURNS AND JOYCE BURNS ARE ONE AND THE SAME PERSON
TERRY WAYNE LANGHANS AND TERRY LANGHANS ARE ONE AND THE SAME PERSON.

unimproved ( )
This is improved (X) property, known as 304 53rd Avenue, North, Nashville, Tennessee 37209
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of

covenant and bind ourselves, 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 my/our hand(s) this 4th day of March, 2004.

E.O. Langhans by Joyce Burns Atty in fact
E.O. Langhans

Terri Wayne Langhans

Joyce Burns
Joyce Burns

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that E.O. Langhans and * ~~Wayne Langhans~~ and and Joyce Burns personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the . * Terry Langhans

3/4/04
Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th day of March, 2004, before me personally appeared Joyce Burns to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of E. O. Langhans and who acknowledged that she executed the same as the free act and deed by virtue of that Power of Attorney, duly executed and recorded concurrently herewith in Instrument No.
_____ * _____, Register's Office for Davidson County, Tennessee.

* 20040310-0027533

Witness my hand and official seal at Nashville, Tennessee this 4th day of March, 2004.

Notary ~~Public~~



My Commission Expires:
11-24-07