WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/04 14:36 2 pgs
Fees:13.00 Taxes:331.15

20040318-0031026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Malia G. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2004.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malia G. Franklin	Union Planters Bank	61-08-186.00
(NAME) 1130 Kenwood Drive	(NAME) 1900 Charles Bryan Road	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Cordova Tennessee 38016	
(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, Mary Ruth Curtis, an Unmarried Woman , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malia G. Franklin, An Unmarried Person , 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. 16 on Block "B" on the Plan of Jackson Park, Section I, as shown by plat of record in Plat Book 843, page 17, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 16 fronts 60 feet on the southerly side of Kenwood Drive and extends back between parallel lines, 133 feet to a dead line.

Being the same property conveyed to Ruth C. Preuett, a widow, by Deed from Kenneth R. Murphy and wife, Patsy C. Murphy, dated July 27, 1972, filed for record on August 2, 1972 in Deed Book 4624, Page 328, Register's Office for Davidson County, Tennessee.

Ruth C. Preuett has since died leaving the Grantor here in as devisee and executrix under the last will and testament of Charles Ruth Preuett, No. 02P1019, Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1130 Kenwood Drive, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 18th day of March, 2004.

Mary Ruth Curtis

By Robert Pruett attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

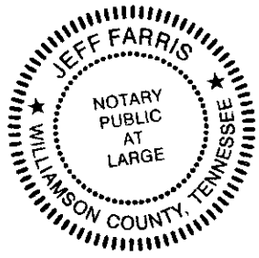
On this the 18th day of March, 2004, before me personally appeared Allen Robert ~~Pruett~~ Pruett a/k/a R.A. ~~Pruett~~ Pruett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Ruth Curtis, and who acknowledged that he executed the same as the free act and deed of the said Mary Ruth Curtis by virtue of that Power of Attorney, duly executed by the said Mary Ruth Curtis and appearing of record in Instrument # _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this 18th day of March, 2004.

My Commission Expires:

Notary Public

My Commission Expires Jan. 25, 2006



File Number24020199
RETURN TO:
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Brentwood, TN 37027