File No. 40092

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/04 15:15 2pgs
Fees:13.00 Taxes:443.63
20040319-0031663



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

John V Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John V. Hart	New South Federal Savings Bank	33-12-41.00
(NAME)	(NAME)	
121 Marita Avenue	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL 35210	
(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, Veronica Martinez Bland and husband, Ralph E. Bland, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John V. Hart and wife, Thelma M. Hart, 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. 177 on the Plan of Gatewood, Section I, as of record in Book 3300, Page 47 thru 52, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Herbert F. Martinez and Veronica K. Fannin by deed from Wendell Holmes Douglas and wife, Patsy D. Douglas of record in Book 5081, page 108, Register's Office, Davidson County, Tennessee. The said Herbert F. Martinez having since quitclaimed to Veronica K. Martinez (formerly known as Veronica K. Fannin) of record in Book 7761, Page 993, said Register's Office.

Veronica Martinez Bland, Veronica K. Martinez and Veronica K. Fannin being one and the same persons.

Subject to restrictions of record in Book 3370, page 121 and amended in Book 3398, Page 438, said Register's Office.

Ralph E. Bland herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ☐

This is improved ☒ property, known as 121 Marita Avenue, Goodlettsville, TN 37072

(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 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 12th day of March, 2004.

Veronica Martinez Bland
Veronica Martinez Bland

Ralph E. Bland
Ralph E. Bland

File No. 40092

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 Veronica Martinez Bland and Ralph E. Bland, the bargainor(s), 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 this 12th day of March, 2004.

Commission expires:



Notary Public