File #200410069

Davidson County DEEDWARR
Recvd: 03/25/04 11:10 2pgs
Fees:13.00 Taxes:310.80

20040325-0033754

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Minzak 1203 Ashwood Ave	NEW OWNER	Map: 52-09-151, 152, 153, 154
(NAME) Nashville, Tn 37212	(NAME)	Parcel:
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JOHN RICHARD WAY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SUSAN MINZAK,** 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:

Tract I:

Land in Davidson County, Tennessee, being Lots Nos. 29 and 30 on the map showing J. H. Gothard's Subdivision of 9.8 acres in Pennington's Bend as of record in Book 547, Page 79, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 29 and 30 front 50 feet each on the westerly side of Miami Avenue and run back between parallel lines 170 feet, more or less, to the lower mark of Cumberland River.

Being the same property conveyed to John Way by Warranty Deed dated August 19, 1944 of record in Book 1285, Page 624, Register's Office for Davidson County, Tennessee. The said John Way died on February 12, 1974 leaving his wife, Adele Way and son, John Richard Way, his sole heir at law. The said Adele Way died on March 6, 1994, devising her subject interest in said property to her son, John Richard Way, as evidenced in File 03P-1230, Probate Court Clerk's Office for Davidson, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lots Nos. 27 and 28 in J. H. Gothard's Subdivision of 9.08 acres in Pennington's Bend, as of record in Book 547, Page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the westerly side of an unnamed Avenue, and runs back between parallel lines 175 feet more or less, to low water mark of Cumberland River.

Said Lot No. 28 fronts 50 feet on the westerly side of an unnamed Avenue and runs back between parallel lines 175 feet to low water mark of Cumberland River of which it shows 70 feet.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is that portion of Lot No. 27 which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4002, page 765, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to John M. Way and wife, Adele Way by Warranty Deed dated February 11, 1949 of record in Book 1682, Page 259, Register's Office for Davidson County, Tennessee. The said John M. Way died on February 12, 1974 leaving Adele Way as the sole surviving tenant by the entirety. The said Adele Way died testate on March 6, 1994, devising subject property to her son John Richard Way, as evidenced in File #03P-1230, Probate Clerk's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of the Grantor.

This conveyance is subject to the following:
Easement of record in Book 7609, Page 174; Storm Drainage Ditch Easement to Metro of record in Book 4002, Page 739; Easement for sewage pumps, service lines, ingress/egress purposes and appurtenances of record in Book 10673, Page 126, any and all matters shown on plat of record in Plat Book 57, Page 79; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 2657 Miami Avenue, Nashville, TN 37214
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 19th day of March, 2004.

John Richard Way

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared John Richard Way who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of March, 2004.

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027