WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/04 11:53 2pgs
Fees:13.00 Taxes:499.50

20040402-0037337

G-2126-F

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

47

Barry S. Sprouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 2004

Bertie Jo Whitaker
Notary Public

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry S. Sprouse (NAME)	Coldwell Banker Mortgage (NAME)	41-4-16
4040 Matilda Street (ADDRESS)	3000 Leadenhall Road (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Patricia Downey McAdams-Hale and husband, Ed Hale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry S. Sprouse and Olivia M. Sprouse, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 12 of Dalemere Subdivision, Sec. I, of record in Plat Book 2900, page 35, Register's Office for Davidson County, Tennessee, being described as follows to-wit:

Lot No. 12 fronts 113 feet on West margin of Matilda Street, runs back 182 feet on the South side to a monument, the northwest corner of Lot No. 11, thence 183 feet to the rear line, thence northerly 84 feet to a monument, thence 351 feet in on easterly direction to Matilda Street.

Being the same property conveyed to Harry E. McAdams and wife, Patricia Downey McAdams, by deed from Oliver M. Dale and wife, Claudine M. Dale, of record in Book 4166, page 474, Register's Office for Davidson County, Tennessee. The said Harry E. Adams having since died. Patricia Downey McAdams having remarried and is now known as Patricia Downey McAdams-Hale.

Ed Hale, spouse of Patricia Downey McAdams-Hale, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property by virtue of the marriage.

unimproved ( )
This is improved (X) property, known as 4040 Matilda Street, Nashville, TN 37207
(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 31st day of March, 2004

Patricia Downey McAdams-Hale

Patricia Downey McAdams-Hale

Ed Hale

Ed Hale

DCTN01WC

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 Patricia Downey McAdams-Hale and husband, Ed Hale

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of March 2004

Commission expires 09-22-07

Notary Public

NOTARY PUBLIC
AT LARGE
~~Bertie Jo Whitaker~~
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public