Davidson County DEEDWARR
Recvd: 04/15/04 11:58 2pgs
Fees:13.00 Taxes:836.85

20040415-0042493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

04-3379

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 226,175.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2004.

Notary Public ~~Janis L. Duree~~

MY COMMISSION EXPIRES: ~~4/10/2006~~ 6/5/05

DAPHNE D. BARNES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte M. Kenyon		73-01
(NAME)	(NAME)	
3916 Moss Rose Drive		262
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216		
(CITY) (STATE) (P.O. 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, WE, Patrick E. Conner and wife, Sandra V. Conner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlotte M. Kenyon and husband, Bennett P. Keister

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. 20 on the Map of B. E. Woodard's Subdivision of a part of the W. J. Tune Land, of record in Book 974, pages 94 & 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 100 feet on the easterly side of Moss Rose Drive, and runs back 408 feet on the northerly line and 411 feet on the southerly line to the low water mark of the Cumberland River.

BEING the same property conveyed to Patrick E. Conner and wife, Sandra V. Conner by deed from Charles E. Haynes and wife, Carol B. Haynes, filed of record in Instrument No. 20021231-0162857, Register's Office for Davidson County, Tennessee.

This is improved property known as 3916 Moss Rose Drive, Nashville, TN 37216

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 their hand s this 14th day of April, 2004.

Patrick E. Conner

Sandra V. Conner

04-3379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Patrick E. Conner the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 14th day of April, 2004.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Patrick E. Conner and wife, Sandra V. Conner

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 14th day of April, 2004.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree