313
4 pgs
LTR

Davidson County DEEDWARR
Recvd: 04/20/04 15:55 2pgs
Fees:13.00 Taxes:253.45
20040420-0044844

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $68,500.00. Linda F. Williams **Affiant** Subscribed and sworn to before me, this 16th day of April, 2004. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. GEORGE V. CRAWFORD, JR. My Commission Expires JULY 21, 2007

Address New Owner As Follows: Linda F. Williams and Buford M. Williams 223 Scott Avenue Nashville, TN 37206	Send Tax Bills To: SunTrust Mortgage, Inc. P. O. Box 57028 Irvine, CA 92619-7028	Map-Parcel Number: Map 083-10-0-133.00 23W 08635

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELEN E. BROWN, CONSERVATOR FOR IRENE CLEMENTS RUSSELL**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LINDA F. WILLIAMS AND HUSBAND, BUFORD M. WILLIAMS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 273 and all of Lot No. 274 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 273 and all of 274 front together 50 feet on the southerly side of Ordway Place, formerly Grove Avenue, and run back 135 feet on the easterly line and 134.5 feet, more or less, on the westerly line to an alley.

Being the same property conveyed to Turner F. Russell and wife, Irene C. Russell by deed from Mrs. Willie L. Kerr, of record in Book 5483, page 691, Register's Office for Davidson County, Tennessee; the said Turner F. Russell having since died. Helen E. Brown was appointed Conservator for Irene Clements Russell by Order of the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Case No. 03P-1863, and recorded at Instrument No. 20040331-0035846, Register's Office for Davidson County, Tennessee. Helen E. Brown was authorized to convey the subject property by order Approving Sale of Real Property of record as Instrument No. 20040420-0044843, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 508, page 152, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 332, page 133, Register's Office for said County.

This is improved property known as 1618 Ordway Place, Nashville, TN 37206.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my 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 person whomsoever.

WITNESS my hand this 16th day of April, 2004.

Helen E Brown, Conservator for Irene Clements Russell
Helen E. Brown, Conservator for Irene Clements Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HELEN E. BROWN**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of April, 2004.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

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