WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 10:17 2pgs
Fees:13.00 Taxes:703.00

20040423-0046183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Troy C Whitmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy C. Whitmer	Chase Manhattan Mortgage Corporation	161-03-45
(NAME)	(NAME)	
554 McMurray Drive	5409 Maryland Way, Suite 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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,

Joseph L. Nave Sr. and wife, Anna S. Nave,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Troy C. Whitmer, unmarried,

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. 25 on the plan of Wilkerson Heights, of record in Book 2900, Page 63, Register's Office for said County.

SAID Lot No. 25, which is a corner lot, fronts 197.0 feet on the northerly margin of McMurray Drive and fronts 169.0 feet on the easterly margin of Wilkerson Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 221.0 feet on the northerly line and 170.0 feet on the easterly lien to a point of intersection.

BEING the same property conveyed to the Joseph L. Nave, Sr. and wife, Helen S. Nave, by Warranty Deed from Margaret P. Walker and husband, Fred B. Walker, of record in Book 6177, Page 161, Register's Office for Davidson County, Tennessee. Helen S. Nave predeceased her husband on January 26, 1997 per a Certificate of Death filed in the Office of Vital Records for the State of Tennessee.

Anna S. Nave, spouse of Joseph L. Nave, Sr., joins in this conveyance to convey all right, title and interest he/she may have in the above referenced property, including, but not limited to, marital rights.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 554 McMurray Drive, Nashville, TN 37211
(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 our hands this 22nd day of April, 2004.

Joseph L. Nave Sr.

Anna S. Nave

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Joseph L. Nave Sr. and wife, Anna S. Nave, 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 Nashville, Tennessee this 22nd day of April, 2004.

Commission expires: November 25, 2006

Notary Public

NOTARY PUBLIC AT LARGE