STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,889.93

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2004

Notary Public

MY COMMISSION EXPIRES: .10/12/2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/05/04 11:41 2pgs
Fees:13.00 Taxes:365.89
20040505-0051301

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Shannon L. Underberg	Union Planters Bank, NA	94-2
1815 Eastside Avenue	1900 Charles Bryan Road	GROUP
Nashville, TN 37206	Cordova, TN 38016	PARCEL 119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Eight Thousand Eight Hundred Eighty Nine Dollars and Ninety Three Cents ($98,889.93), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Wilma Hart, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Shannon L. Underberg, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 115 in the United Electric Railway Addition to East Nashville, Tennessee, a plan of which is of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

SAID Lot No. 115 fronts 50.0 feet on the northerly side of Ashworth Avenue and runs back between parallel lines, with the westerly line of 19th Street, 97.0 feet to the McGan property.

BEING the same property conveyed to James Marion Hart by Quitclaim Deed from Frank G. Clement, Jr., Trustee, of record in Book 6909, page 661, Register's Office for Davidson County, Tennessee; the said James Marion Hart having since died testate on November 7, 1987, and by his Last Will and Testament of record in Will Book 161, page 638, in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 90174, the subject property was devised to decedent's wife, Wilma Hart.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☒

This is improved ☐ property, known as 1815 Eastside Avenue, 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 Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 3rd day of May, 2004.

Wilma Hart

Wilma Hart

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Wilma Hart, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of May, 2004.

Commission expires: 10/12/05

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee