RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/12/04 11:47 2pgs
Fees:13.00 Taxes:1720.50

20040512-0054917

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

R h Conner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2004.

Mitchell A Watts
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, Inc. 212 Third Avenue, North, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Roger L. Conner	SunTrust Mortgage, Inc.	131-3
1723 Warfield Drive	201 4th Avenue, North	GROUP
Nashville, TN 37215	Nashville, Tennessee 37219	PARCEL 172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *****Four Hundred Sixty Five Thousand Dollars and Zero Cents ($465,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Janice Little Talley, individually and as Administratrix of the Estate of Fannie Evalien Campbell Little (aka Evalien C. Little) hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Roger L. Conner and wife, Margaret M. Blair, 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. 28 on the Map of Neil Hunt Subdivision of record in Book 974, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 28 fronts 75.15 feet on the southerly side of Warfield Drive and runs back between parallel lines 225.0 feet to a dead line.

BEING the same property conveyed to John Clifton Campbell and wife, Sarah Viola Campbell by deed from Howard E. Marlin and wife, Beulah E. Marlin, of record in Book 1151, page 448, Register's Office for Davidson County, Tennessee; the said John Clifton Campbell and Sarah Viola Campbell having both since died intestate with John Clifton Campbell predeceasing Sarah Viola Campbell who was survived by her son, Theron H. Campbell, and her daughter, Evalien Campbell Little, as her sole heirs at law; the said Theron H. Campbell having since conveyed his interest in subject property to Evalien C. Little by Quitclaim Deed of record in Book 6064, page 276, said Register's Office (said Quitclaim Deed erroneously describing Theron H. Campbell's wife, Mildred H. Campbell as an heir at law of John Clifton Campbell and wife, Sarah Viola Campbell); the said Evalien C. Little having also since died intestate and was survived by her daughters, Mildred Evalien Little, Janice Little Talley and Phyllis Marie Little; her sole heirs at law; the said Phyllis Marie Little having since conveyed her interest in subject property to Janice Little Talley by Quitclaim Deed of record as Instrument No. 20030319-0036484 in said Register's Office.

By Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, dated May 7, 2004, In Re: Estate of Fannie Evalien Campbell Little (aka Evalien C. Little), File No. 01P-1083, the Administratrix of the Estate of Fannie Evalien Campbell Little was authorized to sell subject property to Margaret M. Blair and Roger L. Conner

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 1723 Warfield Drive, Nashville, TN 37215

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 10th day of May, 2004.

Janice Little Talley

JANICE LITTLE TALLEY, Individually
and as Administratrix of the Estate
of the Estate of Fannie Evalien Campbell Little
(aka Evalien C. Little)

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 JANICE LITTLE TALLEY, 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 by signing individually and as Administratrix.

WITNESS my hand and official seal at Nashville, Tennessee, this the 10th day of May, 2004.

Alan L. Catlin

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. CATLIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires July 29, 2006