Davidson County DEEDWARR
Recvd: 05/13/04 14:00 2pgs
Fees:13.00 Taxes:523.25

20040513-0056149

WARRANTY DEED

MARILYN K FISHER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,420.00

Jeffrey L Bartlett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 2004

Marilyn K Fisher
Notary Public

MY COMMISSION EXPIRES: August 22, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fisher Title Services, LLC, 617 Potomac Place, Suite 401, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Bartlett (NAME)	Same (NAME)	091-15-0-227.00
7488 Stacy Drive (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221 (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, Samuel M. Wilson and wife, Helen Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey L. Bartlett, 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. 4 on the Revised Map of D.E. Rutherford's Subdivision of Block No. 10 of the Charlotte Park Company's Addition to Nashville, as of record in Book 547, Page 164, Register's Office for said County.

Said Lot No. 4 fronts 60 feet on the westerly side of 50th Avenue, North, and runs back between parallel lines with the northerly margin of an alley 155 feet to another alley. Legal description taken from previous deed of record in Book 2156, Page 393, Register's Office for said County.

BEING the same property conveyed to Samuel M. Wilson and wife, Helen Wilson by deed of record in Book 2156, Page 393, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 307 50th Avenue North, Nashville, Tennessee 37209
(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 hand s this 10th day of May, 2004

Samuel M Wilson
Samuel M. Wilson

Helen Wilson
Helen Wilson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel M. Wilson and wife, Helen Wilson

the bargainor s, 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 Smyrna, Tennessee, this 10th day of May, 2004.

Commission expires August 22, 2004

Notary Public

MARILYN K FISHER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public