Davidson County DEEDWARR
Recvd: 05/19/04 10:10 2pgs
Fees:13.00 Taxes:177.60

20040519-0058706

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF May 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. F. DeFord	SAME	MAP 083-01
(NAME)	(NAME)	
7515 Old Harding Rd.		PARCEL 217
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, Teddy Marshall Roy and wife, Glenda Fay Roy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. F. DeFord and wife, Kay C. Gray

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 the 6th formerly the 27th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 3 on the Plan of J. G. Grissim's Grand Avenue Addition in East Nashville, as of record in Book 974, page 35, Register's Office for Davidson County, Tennessee.

SAID lot No. 3 fronts 50 feet on the Southerly side of Granada Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Teddy Marshall Roy by Warranty Deed from Gladys Turney Roy of record in Book 9105, page 231, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Kimberly Roy Morrow executes this Instrument as Conservator pursuant to the Petition in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 03P1697. Ted Marsh Roy and Teddy Marshall Roy is one and the same person.

Glenda Fay Roy joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 1034 Granada Avenue, Nashville, TN 37206
(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 17th day of May, 2004

Teddy Marshall Roy By Kimberly Roy Morrow
Teddy Marshall Roy, By: Kimberly Roy Morrow, his Conservator

Glenda Fay Roy
Glenda Fay Roy

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 _____ Glenda Fay Roy _____ 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 Goodlettsville Tennessee, this 17th day of May 2004.

Commission expires _____

Notary Public

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

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 Kimberly Roy Morrow, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Conservator for Teddy Marshall Roy, and in her capacity as such Conservator, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, TEnnessee, this the 17th day of May, 2004.

D. Annette Maples
Notary Public

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006