Return To:
First Title & Escrow
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Davidson County DEEDWARR
Recvd: 06/17/04 13:16 2pgs
Fees:13.00 Taxes:3533.50
20040617-0071864

PREPARED BY (XXXXXXXXXXXX):

WILKINS & IVEY
Attorneys At Law

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Nashville, TN 37205
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E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 45680
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Gary Strickland Sr. JoAnn Strickland 1118 Overton Lea Road Nashville, Tennessee 37220	SAME

TAX MAP-PARCEL NUMBERS: 145-03-054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$955,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia Barnette Bressman, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Gary Strickland Sr. and spouse, JoAnn Strickland** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 12 of Block "B" on the Map of Lealand Manor, Revised, described according to a survey made by Lewis D. Justice, Surveyor, October 10, 1945, as follows:

Beginning in the northerly margin of Overton Lea Road at the common corner of Lot Nos. 11 and 12; thence with the line of said lots, northwardly 551.9 feet to the southerly line of Lot No. 4; thence with the southerly line of Lot No. 4, westwardly 250 feet to a point in the southerly line of Lot No. 3, said point also being the common corner of Lots Nos. 12 and 13; thence with the line between said two lots, southwardly 519.5 feet to the northerly margin of Overton Lea Road; thence with the northerly margin of said Road, eastwardly 260 feet to the point of beginning.

Being the same property conveyed to Phillip Laurence Bressman and wife, Patricia Barnette Bressman of record in Book 9133, Page 309, said Register's Office. By Quitclaim Deed of record in Doc. No. 20040330-0035779 Register's Office for said County, Phillip Laurence Bressman conveyed his interest in subject property to Patricia Barnette Bressman.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; Survey of Lewis D. Justice, dated October 10, 1945, which Plan shows a 100 foot minimum building setback line from Overton Lea Road and a 10 foot easement for public utility purposes along the rear line(s). And easement for bridle path of record in Book 1333, Page 181, said Register's Office. Subject to Restrictions of record in Book 1081, Page 643, said Register's Office.

Phillip Laurence Bressman, spouse of Patricia Barnette Bressman, joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

This is improved property, known as: 1118 Overton Lea Road, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2004.

Patricia Barnette Bressman

Patricia Barnette Bressman

Phillip Laurence Bressman

State of TENNESSEE
County of DAVIDSON

On this 10th day of June, 2004 , before me the undersigned authority, personally appeared Patricia Barnette Bressman and Phillip Laurence Bressman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $955,000.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2004

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC DAVIDSON COUNTY, TN.

My Commission Expires SEPT. 25, 2004