Davidson County DEEDWARR
Recvd: 06/18/04 15:12 1pgs
Fees:13.00 Taxes:473.60

20040618-0072677

1st Book 64

THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **1000 NORTHCHASE DRIVE, SUITE 100** **GOODLETTSVILLE, TN 37072**	STATE OF **TENNESSEE** COUNTY OFDAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,000.00** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF JUNE, 2004. NOTARY PUBLIC MY COMMISSION EXPIRES:

Notary Public At Large DAVIDSON COUNTY TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	PARCEL NUMBERS:
Sonya Crenshaw	SAME	61-14-40
(NAME)	(NAME)	
3822 Saunders Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, **Joe W. Pirtle, Executor of the Estate of Mary Latitia C. Pirtle, deceased,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sonya Crenshaw**, 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. 78 on the Plan of Maplewood Heights, as of record in Book 547, pages 77 & 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Latitia C. Pirtle by deed from John G. Hendrix and wife, Helen N. Hendrix of record in Book 4960, page 64, Register's Office for Davidson County, Tennessee. The said Latitia C. Pirtle, a/k/a Mary Latitia C. Pirtle, having since died testate on January 21, 2004. Joe Willoughby Pirtle, Executor of the Estate of Mary Latitia C. Pirtle, executes this instrument pursuant to terms of Last Will and Testament filed for probate in the Probate Court for Davidson County, Tennessee, Docket No. 04P925, and of record in Will Book 5640, page 1531378, Probate Court Clerk's Office for Davidson County, Tennessee.

This is **improved** property, known as **3822 Saunders Avenue, Nashville, Tennessee 37216.**

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/our hand(s) this 17 day of **June, 2004.**

Joe W Pirtle Executor

Joe W. Pirtle, Executor of the Estate of Mary Latitia C. Pirtle, deceased

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 Joe W. Pirtle, Executor of the Estate of Mary Latitia C. Pirtle, deceased, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of June, 2004.

Notary Public

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 27, 2004

My Commission Expires: 11-27-04