WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/04 10:45 2pgs
Fees:13.00 Taxes:185.00
20040625-0075586

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Elmer Dorris Goad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmer Dorris Goad	Same as New Owner	Map 53-03 Parcel 7.00
(NAME)	(NAME)	
3103 Hillside Road		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(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, **Mason Cherry and Edward Cherry, beneficiaries under the Last Will of Hugh Vanus Cherry, deceased**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elmer Dorris Goad and wife, Ina Goad**, 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:

Certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 152, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 66, in Register's Office for Davidson County, Tennessee; fronting 55.0 feet on Bryan Street, containing 0.08 acres, more or less;

Subject to and/or reserving one (1) permanent easement 2.5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Hugh V. Cherry and wife, Mildred G. Cherry by Deed recorded in Book 1915, Page 402, Register's Office for Davidson County, Tennessee, the said Mildred G. Cherry having predeceased Hugh V. Cherryon September 1, 1970, there by vesting unto the husband as surviving tenants by the entirities. The said Hugh V. Cherry having since died June 6, 2002. Mason Cherry and Edward Cherry being the residuary beneficiaries of the Estate of Hugh Vanus Cherry, under his Last Will dated March 8, 1982. His will was admitted to probate Davidson County Seventh Circuit No. 02P2030, Instrument # 5288 / 1131582; Court approval to sell subject real property was granted by order of the Court entered on June 15, 2004 with all net proceeds to be paid into the Registry of the Clerk's Office.

This is the same legal description as on the previous deed of record.

Hugh Vanus Cherry was one and the same person as Hugh V. Cherry.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulating, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is not the principal place of residence of the Grantors.

2004 property taxes shall be the responsibility of the Grantees when due and payable.

This is improved property, known as 1213 Bryan Street, Old Hickory, TN 37138
(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 hands this 23rd day of June, 2004.

Mason Cherry

Edward Cherry

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, Mason Cherry and Edward Cherry the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 6/23/2004.

Commission expires: February 10, 2008

arry D. Craig Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008