Record 2nd
Book 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/04 15:34 2pgs
Fees:13.00 Taxes:92.50

20040709-0082124

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$32,000.00~~ 25,000.00

Affiant

Subscribed and sworn before me this 6 day of July, 2004

Notary Public
My Commission expires: [illegible]

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Appleton and Frank R. McCool	SAME	054-09-0-029.00
900 South Wickshire Way		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Harry Tanner**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Appleton and Frank R. McCool**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 9, Section 2 of the Life and Casualty Insurance Company Subdivision at Old Hickory, Tennessee of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the common line of Lots Nos. 8 and 9, Section 2 on said plan, which line is now the eastern line of Anthony Avenue and which point is a distance southerly from the eastern line of Pitts Avenue, 200 feet , running thence southerly and along the common lines of Lots Nos. 8 and 9, a distance of 75 feet; thence easterly and parallel to the center line of Pitts Avenue, a distance of 145 feet to a point, which point is the southwesterly corner of land now or formerly belonging to Pogue; thence northerly along the line of Pogue, a distance of 75 feet to a point; thence westerly along the line now or formerly belonging to Huffine, a distance of 145 feet to the point of beginning.

Being the same property conveyed to William H. Tanner and wife, Patricia Tanner, by deed from Herbert Davis and wife, Mona Davis, on May 23, 1962, of record in Book 2447, page 398, Register's Office for Davidson County, Tennessee. And further conveyed by Order of Divorce Decree to William H. Tanner from Patricia Tanner of record in Book 2405, page 211, said Register's Office. The said William H. Tanner having since died on June 30, 1999, leaving said property to his heirs-at-law, Elizabeth Burgess Tanner, Robert Harry Tanner and Patricia Elizabeth Chamberlain. The said Elizabeth Burgess Tanner having since died intestate on May 2, 2004, leaving the property to her heirs-at-law, Robert Harry Tanner and Patricia Elizabeth Chamberlain.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 56, Register's Office Davidson County, Tennessee.

This is improved property known as: **224 Anthony Street, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 6, 2004.

The Heirs-at- law of Elizabeth Burgess Tanner

BY: Patricia Elizabeth Chamberlain
Patricia Elizabeth Chamberlain

BY:
Robert Harry Tanner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia Elizabeth Chamberlain** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 6, 2004

My commission expires 8/3/06

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Harry Tanner** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 6, 2004

My commission expires 8/3/06

Notary Public