Davidson County DEEDWARR
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Fees:13.00 Taxes:257.15

20040819-0100589

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
JAN. 26, 2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. CARA MONFORTE

G-VR-04-0612

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan A. Mizgata	OWNER	
612 S. 14th Street	(NAME)	94-1-100
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JULIE A. BAIR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN A. MIZGATA, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at at the Southeast corner of property on Tax Map 094-01, as Parcel 100.00, said point being on the Present Westerly R-O-W of South 14th Street, 18.23 feet left of Sta. 20+59.35 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN., said point being the point of beginning.

Thence: leaving the Present R-O-W of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 m,minutes 47 seconds West, a distance of 10.00 feet to a point;

Thence: leaving the Southern line of the above mentioned parcel, with the Proposed R-O-W of South 14th Street, North 06 degrees 41 minutes 12 seconds East, a distance of 49.93 feet to a point, said point being in the Northern line of the above mentioned parcel;

Thence: with the parcels Northern line South 83 degrees 31 minutes 47 seconds East, a distance of 10.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the Present Westerly R-0-W of South 14th Street;

Thence: with the Present Westerly R-O-W of South 14th Street South 06 degrees 41 minutes 12 seconds West, a distance of 49.93 feet to the point of beginning.

Said portion of land contains 499 square feet or 0.0115 acres, more or less.

Temporary Construction Easement

Being a strip of land 7.00 feet in width and 49.93 feet in length starting at 28.22 feet left of Sta. 20+59.82 running parallel and perpendicular to the Proposed Right-of-Way of South 14th Street and of the above mentioned portion of land;

Said portion of land contains 350 square feet, or 0.0080 acre.

Being part of the same property conveyed to Julie A. Bair by Special Warranty Deed from Metropolitan Government of Nashville & Davidson County, executed August 7, 1991 and filed for record August 14, 1991 Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 57, page 70, Register's Office for Davidson County, Tennessee.

*Book 8420, Page 606

This is unimproved ( ) improved (X) property, known as 612 S. 14th Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

This is improved (X) property, known as 612 S. 14th Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of July, 2004.

X Julie A. Bair

Julie A. Bair

David Tower Atty in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Tower for Julie A Bair to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Julie A. Bair and acknowledged that he/she executed the same as the free act and deed of the said Julie A. Bair.

Witness my hand and official seal at
Davidson County
on this the .

NOTARY PUBLIC

My Commission Expires: 1/27/07

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903