**RECORD AND RETURN TO;**
**SATURN & MAZER TITLE SERVICES, INC**
**212 THIRD AVE. NORTH**
**NASHVILLE, TN 37201**
**SP43305**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/04 08:45 2pgs
Fees:13.00 Taxes:304.88

20040903-0106746

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$82,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st day of August, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Catherine Nard | First Horizon Home Loan Corporation | 119-1-364 |
| 323 Oriel Avenue | P. O. Box 146 | |
| Nashville, TN, 37210 | Memphis, TN 38101 | |
| | | |

FOR AND IN 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, I/WE,

**Ruby E. Nelson, a widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Mary Catherine Nard, Unmarried**

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:

**LAND in Davidson County, Tennessee, being the west 50 feet of Lot No. 96 on the Map of Overhill City and W. H. Fox Subdivision of certain blocks in Cumberland Nurseries Subdivision, of record in Book 332, Page 21, Register's Office for said County.**

**SAID part of said lot fronts 50 feet on the south side of Oriel Street and runs back between parallel lines, along the east margin of Wickson Avenue, 150 feet to an alley.**

**Being the same property conveyed to Ted M. Nelson and wife, Ruby E. Nelson, by Warranty Deed from Pearl Hunter Mitchell of record in Book 5036, Page 89, Register's Office for Davidson County, Tennessee. The said Ted M. Nelson having since died.**

Unimproved ( )
This is improved ( X) property known as 323 Oriel Avenue, Nashville, TN 37210

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 31st day of August, 2004

X Ruby E. Nelson By William C. Nelson A.I.F.
Ruby E. Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 31st day of August, 2004, personally appeared William C. Nicholson to me known to be the person who executed the foregoing instrument on behalf of Ruby E. Nelson as Attorney in Fact, and acknowledged that William C. Nicholson executed the same as the free act and deed of the said Ruby E. Nelson.

Witness my hand and official seal this 31st day of August, 2004.

Notary Public

My Commission Expires: 3/25/06

