Record 2nd Book 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/04 15:35 3pgs
Fees:18.00 Taxes:163.29

20040910-0109772

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 44,233.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Prince (NAME)	SAME (NAME)	MAP 052-05
875 Idlewild Drive (ADDRESS)	(ADDRESS)	PARCEL 193.00
Madison, TN 37115 (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, Ruby O. Leaver, unmarried

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

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 Davdison County, Tennessee, being part of Lot No. 9 on the map of the subdivision of lots Nos. 35, 36 and 37 of the H. B. Chadwell tract as of record in Book 547, Page 60, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 30, 1954, as follows:

Beginning at a point on the northerly margin of Idlewild Place at the southwest corner of part of Lot No. 9 conveyed to Mrs. Alberta Pate Harris by deed of record in Book 1349, page 439, said Register's Office; thence along said Harris southwesterly line north 34 1/2 deg. west 259 feet, more or less, to the northwest corner of said Harris property; thence south-westwardly 4 feet to the northeast corner of the property conveyed to Willie Farmer Jackson by deed from Martin F. Cooney, et ux of record in Book 2158, Page 219, said Register's Office; thence with said Jackson's easterly line southwardly 20 feet, thence southeasterwardly 131 ft., more or less, to a point which is 18.4 feet northerly from a point in the line extended, of the rear wall of the residence located on the premises and 7 feet eastwardly from the northwest corner thereof; thence southwardly 85 feet to the northerly margin of Idlewild Place; thence with same eastwardly 80 feet, more or less, to the beginning.

BEING the same property conveyed to Charles H. Leaver and wife, Ruby O. Leaver

CONTINUED

This is improved (X) unimproved ( ) property, known as 875 Idlewild Drive, Madison, TN 37115
(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 my hand this 8th day of September, 2004

Ruby O. Leaver

Ruby O. Leaver

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 Ruby O. Leaver

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of September 2004.

Commission expires _____

D. Annette Mapler
Notary Public

ANNETTE MAPLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, ~~My Commission Expires NOV. 25, 2006~~ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

by Warranty Deed from Wilbert F. Tucker and wife, Dorothy J. Tucker of record in Book 4419, page 796, Register's Office for Davidson County, TN The said Charles H. Leaver having since died.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.