File #200480187

Davidson County DEEDWARR
Recvd: 09/14/04 10:16 2pgs
Fees:13.00 Taxes:284.90

20040914-0110672

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00.

Mary C. Vickers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2004.

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary C. Vickers and Deborah V. Cook	Mary C. Vickers and Deborah V. Cook	Map: 26-05-113
(NAME) 305 Hollywood Street	(NAME) 305 Hollywood Street	Parcel:
(ADDRESS) Goodlettsville TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LINDA R. CRABB AND CAROL A. HIRE**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MARY C. VICKERS, A MARRIED WOMAN AND DEBORAH V. COOK, A MARRIED WOMAN**, 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 all of Lot No. 425, on the Plan of Fourth Addition, Roscoe Place, as shown by plat appearing of record in Plat Book 843, Page 74, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Stanford T. Bolton and wife, Ruth Garrett Bolton by Warranty Deed dated October 5, 1973 of record in Book 4754, Page 35, Register's Office for Davidson County, Tennessee. The said Stanford T. Bolton died on June 8, 1997, leaving Ruth Garrett Bolton the sole surviving tenant by the entirety. The said Ruth Garrett Bolton died on November 15, 2003 leaving Carol Hire and Linda Crabb, her sole heirs at law.

This conveyance is subject to the following:
Agreement for Dedication of Easement for Sanitary Sewer Services of record in Book 8232, Page 826 and re-recorded in Book 8405, Page 949; all matters shown on plat of record in Plat Book 843, Page 74; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 305 Hollywood Street, Goodlettsville, TN 37072
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 9th day of September, 2004.

Linda R. Crabb

Linda R. Crabb

Carol A. Hire

Carol A. Hire

STATE OF Tennessee

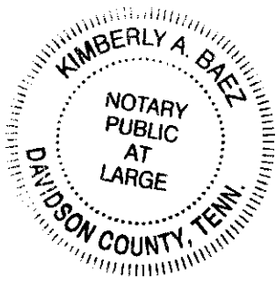
COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Linda R. Crabb and Carol A. Hire, the heirs at law of Ruth Garrett Bolton who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of September, 2004.

Kimberly A. Baez

Notary Public



My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066