Davidson County DEEDWARR
Recvd: 09/16/04 15:55 2pgs
Fees:13.00 Taxes:647.50
20040916-0111870

BOX 15

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
STELTEMEIER & WESTBROOK, ATTORNEYS, P.O. BOX 150349, NASHVILLE, TENNESSEE 37215

Send New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Lance N. Atkinson Tina M. Atkinson	Davidson County Trustee P.O. Box 305012 Nashville, TN 37230-5012	**Map** 115-07-0 **Parcel** 53.00

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, **Kevin Rupert, Executor of the Estate of Nina Rupert Ford** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lance N. Atkinson and Tina M. Atkinson, 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 Lot No. 1 on the Plan of Section I, West Meade Addition of record in Book 2330, Page 114, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert S. Ford and wife, Nina M. Ford by deed from Marilyn R. Rao, now Sharkey and husband, Edward T. Sharkey of record in Book 5818, Page 812, Register's Office for Davidson County, Tennessee. The said Robert S. Ford and Nina M. Ford having since died.

The said Nina M. Ford and Nina Rupert Ford being one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as **729 West Meade Drive, Nashville, TN 37205.**

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 14 **day of** September, **2004.**

Kevin Rupert, Executor

Kevin Rupert, Executor of the Estate of Nina Rupert Ford

TATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, **the undersigned,** a Notary Public in and for said County and State, the within named **Kevin Rupert, Executor** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, TN this 14 day of September, **2004.**

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NOTARY PUBLIC Larry L. Westbrook

My Commission Expires: April 23, 2005

STATE OF TENNESSEE)
Davidson **COUNTY)**

Before me, **the undersigned,** a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath), (their several oaths) acknowledged (himself), (themselves) to be the ___ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he), (they) as such _____and _____, being authorized so to do, executed 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 _____, **Tennessee** this ___ day of _____, **2004** .

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 175,000

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 **day of** 2004, **2004.**

Notary Public Larry L. Westbrook

My Commission Expires: April 23, 2005

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN