Davidson County DEEDWARR
Recvd: 09/27/04 15:45 2pgs
Fees:13.00 Taxes:1446.70

20040927-0116313

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43373

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of September, 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
Elisabeth B. Taron	SAME	104-9-72
411 Prestwick Court		26W 2235
Nashville, TN, 37205		

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,

Presley William Nave and wife, Ruby J. Nave

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

Elisabeth B. Taron

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:

Being Lot No. 181 of Block 8 on the Map of Richland Realty Company's "A", as of record in Book 161, page 151, Register's Office for said County.

Said plan does not show blocks divided into lot, but according to an unregistered copy of a survey thereof showing said blocks divided into lots, said Lot No. 181 fronts 50 feet on the northerly side of Richland Avenue and runs back between parallel lines 192.5 feet to an alley, the westerly line of said lot being 150 feet east of the easterly margin of Christopher Street.

Being the same property conveyed to Presley William Nave and wife, Ruby J. Nave, by deed from Steve Adcock and Charles Porche in Book 11003, Page 55, Register's Office for Davidson County, Tennessee. By Order of the Seventh Circuit Court of Davidson County, Tennessee, in Case 03P-447, Thomas H. Ware was appointed Conservator for Ruby J. Ware and authorized to sign in her behalf.

Unimproved ( )
This is improved (X) property known as 3724 Richland Avenue, 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/our hand(s) this 24th day of September, 2004

Presley William Nave

Ruby J. Nave
By: Thomas H. Ware, Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Presley William Nave, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2004.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Thomas H. Ware with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Conservator for Ruby J. Ware, the within named bargainor, as such Conservator being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this office at Nashville, Tennessee on this the 24th day of September, 2004.

Notary Public

My Commission Expires: 3/25/06