Davidson County DEEDWARR
Recvd: 09/30/04 15:43 2pgs
Fees:13.00 Taxes:351.50

20040930-0118144

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 |
|---|---|---|
| Linda Carlton<br>PO BOX 1033<br>Goodletsville, TN 37070 | SAME | Map 105-04<br>Parcel 223.00 |

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 Linda Carlton, 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 southeasterly part of Lot No. 6 on the Map of W.J. Myers' Subdivision of Lot No. 20 of the Garden Lots, as of record in Book 421, Page 48, Register's Office for said County , as described as follows:**

**Beginning at a point in the northerly margin of Lafayette Street, as widened and located by condemnation proceeding in Circuit Court in August 1944, in the west line of the right-of-way of the Tennessee Central Railroad; thence with the margin of said street, as now widened and located, westerly 106 feet more or less to a point; thence northerly 156 feet more or less to the center line of Brown's Creek; thence down said Creek, southeasterly to the west right-of-way line of the Tennessee Central Railroad, or Donaldson Street; thence with the margin of the same, southerly 120 feet more or less, to the point of beginning, excluding however all the land that may lie within the bounds of Lafayette Street, as now widened and located, if any.**

**Being the same property conveyed to Robert V. Ford and wife, Nina Ford by deed from Lewis Black and wife, Beulah F. Black of record in Book 1639, Page 615, Register's Office for Davidson County, Tennessee. The said Robert V. Ford and Nina Ford having since died.** The Probate of Nina Rupert Ford being Probate File Number 04P-1346, Probate Clerks Office for Davidson COunty, Tennessee
**The said Nina 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 **220 Lafayette Street, Nashville, TN**

**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** 29 **day of** September, **2004.**

Kevin Rupert/Executor

**Kevin Rupert, Executor of the Estate of Nina Rupert Ford**

**STATE 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 29 day of September, **2004.**

**NOTARY PUBLIC**

**My Commission Expires:** April 23, 2005

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

**STATE OF TENNESSEE )**
**_____ 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**

**$** 95000.00

Linda Carlton

Linda Carlton

**SUBSCRIBED AND SWORN TO BEFORE ME THIS THE** 29 **day of** September, **2004.**

**Notary Public**

**My Commission Expires:** April 23, 2005

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