Davidson County DEEDWARR
Recvd: 10/14/04 13:55 2pgs
Fees:13.00 Taxes:1468.90

20041014-0124030

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Warranty Deed

Old Republic Title; Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Peggy L. Kendall and husband Jonathan Sheehan	Sun Trust Mortgage	Map: 104-16
1703 Blair Blvd.	P.O. Box 79041	Parcel: 091.00
Nashville, TN 37212	Baltimore, MD 21279-0041	

For and in Consideration of the sum of $ **397,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Herbert L. Mather, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Peggy L. Kendall and husband, Jonathan Sheehan

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **the westerly 75-feet of Lot No. 144** on the plan of Belmont Land Company's Plan called **Belmont Heights**, as of record at **Plat Book 421, page 34**, Register's Office for said County, and more particularly described as follows:

Said part of said Lot No. 144 fronts 75-feet along the southerly margin of Blair Blvd., and extends back between parallel lines, along the easterly margin of an alley, 200.2 feet, more or less, to an alley in the rear.

Being all the same property conveyed to Herbert L. Mather and wife, R. Lillian Mather (being one and the same person as Lillian R. Mather, although incorrectly named in said deed) by deed as of record at Book 10299, page 546, as re-recorded at Book 10308, page 68, said Register's Office. The above description is the same as appears therein. The said Lillian R. Mather having since died intestate in Davidson County, Tennessee, on January 20, 2003, see TN Death Certificate #030227.

This conveyeance is subject to 2004 property taxes, which have been prorated this date and the grantee assumes in full, and to Restrictive Covenants of record at Book 402, page 769, and to the limitations shown on said plan of record at Plat Book 421, page 34, all recording references to said Register's Office.

This is IMPROVED property known as: 1703 Blair Blvd., Nashville, TN 37212
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 30th day of SEPTEMBER, 20 04

Herbert L. Mather

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 397,000.00 , Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 9/30/04

My Commission Expires: _____ Notary Public

Notary Public

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

Herbert L. Mather

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on September 30, 2004.

My Commission Expires: 09-22-2004

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Marbut Glenn Gaston, Jr.

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143