Davidson County DEEDWARR
Recvd: 10/15/04 11:01 2pgs
Fees:13.00 Taxes:1358.73

20041015-0124283

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,225.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CATHERINE C. BURNINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

G-CD-04-1904

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Kelly Oliver	Countrywide Home Loans	
1904 Cedar Lane (ADDRESS)	P.O. Box 660009 (ADDRESS)	117-04-0 211.00
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0009 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANNE T. BALLARD, UNMARRIED AND JUNE HAWKINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY OLIVER AND BENIGNO TRIGO FERRE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. I ON THE PLAN OF A. B. MONTGOMERY LANDS, AS OF RECORD IN PLAT BOOK 1, PAGE 22, OF THE CHANCERY COURT AT NASHVILLE, DESCRIBED, ACCORDING TO A COPY OF A SURVEY THEREOF MADE February 27, 1940, BY BLANCARD & PARRISH, ENGINEERS, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF ELLENWAY OR CEDAR LANE, THE SOUTHEAST CORNER OF A LOT CONVEYED TO F.W. SPRINGER AND WIFE, BY DEED FROM A. G. MORRIS AND WIFE, OF RECORD IN BOOK 1092, PAGE 160, REGISTER'S OFFICE FOR SAID COUNTY, ALSO BEING THE MOST SOUTHERLY POINT IN A TRIANGULAR STRIP CONVEYED TO F. W. SPRINGER AND WIFE, BY DEED FROM WALTER STOKES AND WIFE, OF RECORD IN BOOK 1110, PAGE 608, SAID REGISTER'S OFFICE; THENCE EASTERLY, ALONG THE NORTHERLY MARGIN OF CEDAR LANE, 85 FEET TO A POINT WHICH IS 15.9 FEET WEST OF THE SOUTHWEST CORNER OF THE LOT CONVEYED TO O. B. FUSON AND WIFE, BY DEED FROM WALTER STOKES AND WIFE, OF RECORD IN BOOK 1092, PAGE 158, SAID REGISTER'S OFFICE; THENCE NORTHERLY 165 FEET TO THE SOUTH LINE OF A 5 FOOT STRIP RESERVED FOR A PIPE-WAY AT AN IRON PIN WHICH IS 15.9 FEET WEST OF FUSON'S NORTHWEST CORNER; THENCE ALONG THE SOUTHERLY MARGIN OF SAID RESERVED STRIP WESTERLY 137 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE TRIANGULAR STRIP CONVEYED TO F. W. SPRINGER AND WIFE, ABOVE MENTIONED; THENCE ALONG SPRINGER'S EASTERLY LINE, SOUTHERLY 165 FEET TO THE POINT OF BEGINNING.

AND

TRACT 2:
LAND IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN IN THE NORTH LINE OF CEDAR LANE 215 FEET WEST OF THE NORTHWEST INTERSECTION OF SAID LANE AND BATTERY PLACE, BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO O. B. FUSON AND WIFE, BY DEED OF RECORD IN BOOK 1092, PAGE 158, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG FUSON'S WESTERLY LINE NORTHERLY 165 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF A 5-FOOT RESERVED STRIP FOR A PIPE-WAY, WHICH PIN IS 225 FEET WEST OF THE WESTERLY MARGIN OF BATTERY PLACE; THENCE ALONG THE SOUTHERLY MARGIN OF SAID 5-FOOT RESERVED STRIP 13.9 FEET TO AN IRON PIN, THE NORTHEAST CORNER OF A PART OF SAID LOT CONVEYED TO A. G. MORRIS BY DEED OF RECORD IN BOOK 1092, PAGE 174, SAID REGISTER'S OFFICE; THENCE ALONG MORRIS' EASTERLY LINE SOUTHERLY 165 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF CEDAR LANE; THENCE WITH THE MARGIN OF THE SAME EASTERLY 15.9 FEET TO THE POINT OF BEGINNING.

BETTY JUNE HAWKINS, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY WARRANTY DEED FROM THOMAS R. GOLDSMITH AND WIFE, RENEE ELDER GOLDSMITH, RECORDED THE 17TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030717-0100441, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 1, page 22, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1904 Cedar Lane, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of October, 2004.

X _____
Anne T. Ballard

X _____
June Hawkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne T. Ballard and June Hawkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 11th day of October, 2004.

_____
Notary Public

My Commission Expires:

(SEAL) 1/27/07

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Anne T. Ballard and June Hawkins and acknowledged that he/she executed the same as the free act and deed of the said Anne T. Ballard and June Hawkins.

Witness my hand and official seal at

on this the 11th day of October, 2004.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903