WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~November 21, 2007~~ January 26, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Blvd., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Trout Jr.	Crown Mortgage Services	071-12-0-282.00
(NAME)	(NAME)	
906 Ward Street	833-C Wren Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/15/04 15:02 2pgs
Fees:13.00 Taxes:277.50

20041015-0124498

FOR AND 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, We, **Lillian Harper Proctor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe Trout Jr.**, 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. 60 and the west 10 feet of Lot No. 59 on the Map of T. I. Ward's Re-Subdivision of Certain Lots in Williams and Hayes Company's Belleview Plan, of record in Book 974,. Page 48, Register's Office for said County, Said Lot and part of said Lot adjoin and front together 60 feet on the south side of said Street and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to J. M. Proctor and wife, Lillian Harper Proctor by deed from Mary O. Harris Howell Cargill and husband, Art Cargill, of record in Book 3183, page 13, dated February 18th, 1961, Register's Office for to Davidson County, Tennessee. The said J. M. Proctor having since died vesting said property in Lillian Harper Proctor as surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 2004, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 974, page 48; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 906 Ward Avenue, Nashvile, TN

(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 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 our hands this 30th day of September, 2004.

Lillian Harper Proctor

Lillian Harper Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Lillian Harper Proctor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 30th day of September, 2004.

Shannon L. DePriest
Notary Public

My Commission Expires: February 06, 2007

