Davidson County DEEDWARR
Recvd: 10/20/04 14:32 2pgs
Fees:13.00 Taxes:155.40

20041020-0126388

WARRANTY DEED

G-LP-04-1305

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

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:	MAP-PARCEL NUMBERS
Margaret S. Pharris	The Bank of Nashville	
1305 Otay	(NAME) 401 Church Street	72-10-261
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Nashville, TN 37219-8986	
(CITY) (STATE) (ZIP)	(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 STEVE GREEN AND WIFE NINA GREEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET S. PHARRIS UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF NORTHVIEW SUBDIVISION, NOT OF RECORD AND THE SOUTH 1/2 OF A 13 FOOT ALLEY ADJACENT TO AND NORTH OF LOT NO. 2 ON SAID PLAN, WHICH ALLEY WAS CLOSED BY INSTRUMENT OF RECORD IN BOOK 3072, PAGE 185, REGISTER'S OFFICE AND BEING DESCRIBED ACCORDING TO A COPY OF PLAN ATTACHED TO SAID ALLEY CLOSING ABOVE REFERRED TO APPEARING ON PAGE 187 OF SAID INSTRUMENT, AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF OTAY AVENUE, 75 FEET EAST OF THE EAST MARGIN OF NORTHVIEW AVENUE, BEING THE CORNER OF LOTS NOS. 1 AND 2; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF NORTHVIEW AVENUE, ALONG THE LINE BETWEEN LOTS NOS. 1 AND 2, 116.5 FEET TO THE CENTER LINE OF AN ALLEY NOW CLOSED; THENCE EASTERLY, PARALLEL TO THE NORTH MARGIN OF OTAY AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 75 FEET TO THE POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED FROM ERNA CHIPPEY GRIER, UNMARRIED TO STEVE GREEN AND WIFE, NINA GREEN RECORDED AUGUST 7, 1975 IN BOOK 4939, PAGE 274 RE-RECORDED DECEMBER 30, 1975 IN BOOK 4983, PAGE 423, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM ERNA CHIPPEY GRIER, UNMARRIED TO STEVE GREEN AND WIFE, NINA GREEN RECORDED AUGUST 7, 1975 IN BOOK 4939, PAGE 274 RE-RECORDED DECEMBER 30, 1975 IN BOOK 4983, PAGE 423, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1305 Otay, Nashville, Tennessee 37216
(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 15th day of October, 2004.

Steve Green

Nina Green

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Green and Nina Green, 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 15th day of October, 2004.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903