This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Matthew Sherrill	Matthew Sherrill	81-15-467
917 Bradford Avenue	917 Bradford Avenue	
Nashville, TN 37204	Nashville, TN 37204	

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Gladys Leftwich,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 04P-759** unto the Grantee, **Matthew Sherrill**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Gladys Leftwich**, described as follows:

BEING LOT NO. 30 AND PART OF LOT NO. 31 IN GEORGE SHIELDS SUBDIVISION AS PER PLAN IN BOOK 57, PAGE 62, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 30 AND PART OF LOT NO. 31 FRONT 58 FEET ON SCOVEL STREET AND RUN BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HENRY C. LEFTWICH, MARY LEFTWICH AND WILLIAM D. LEFTWICH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM JACK KEEFE, JR., RECORDED THE 2ND DAY OF MARCH, 1948 IN DEED BOOK 1561, PAGE 327, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1826 Scovel Street, Nashville, TN 37208.

Said Property is conveyed subject to any and all restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Gladys Leftwich** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 11/02/04 15:40 2pgs
Fees:13.00 Taxes:102.86
20041102-0132046

Witness my hand this 20th day of October 2004.

X Peggy D. Mathes
Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October 2004, before me personally appeared, Peggy D. Mathes, Administrator of the Estate of Gladys Leftwich to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Gladys Leftwich, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 20th day of October 2004.

My commission expires: SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $27,800.00.

Affiant

Subscribed and sworn to before me this 20th day of October, 2004.

My Commission Expires: SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007

Notary Public