Davidson County DEEDWARR
Recvd: 11/02/04 16:13 2pgs
Fees:13.00 Taxes:980.50

20041102-0132103

THIS INSTRUMENT WAS PREPARED BY:	STATE OF Tennessee
KIRK C. WAITE, ATTORNEY MOORELAND TITLE COMPANY P. O. BOX 2127 BRENTWOOD, TN 37024-2127	COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00 Affiant Subscribed and sworn to before me, this 26th DAY OF October, 2004. Notary Public MY COMMISSION EXPIRES: 7-19-08 (AFFIX SEAL)
041440	

LAURA SHOLN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Warranty Deed

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hussey	New Owner	
	(NAME)	
872 Battery Lane		132-10-12
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we EVA O. TYREE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN HUSSEY AND MARIA HUSSEY, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, dated December 1948 as follows:

Beginning on the northerly margin of Batterly Lane 135 feet east of the southeast corner of the property conveyd to John D. Shirley and wife by deed from Anne S. Benedict, of record in Book 1646, Page 613, Register's Office for said County; thence with the northerly margin of Batterly Lane, North 70 degrees 30 minutes east, 135 feet to a stake; thence north 2 degrees 45 minutes east 506 feet to a stake; thence north 70 degrees 30 minutes west 135 feet to a stake; thence north 2 degrees 45 minutes west 506 feet to the northerly margin of Battery Lane, the point of beginning. Containing 1.51 acres more or less.

Being the same property conveyed to Morton R. Tyree and wife, Eva Tyree by deed of record in Book 3437, Page 149, Register's Office for Davidson County, Tennessee. Said Morton R. Tyree having since died leaving property to the said Eva Tyree as the sole owner.

This Conveyance is Subject to :
1. County Taxes for the year 2005 and subsequent years.
2. All matters set forth in plat of record in Plat Book 547, Page 49, Register's Office for said County.
3. Easement of record in Book 6975, Page 1, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 872 Battery Lane, Nashville, Tennessee 37220
(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 my/our hand(s) this 26th day of October, 2004.

Eva O. Tyree

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 Eve O. Tyree , the bargainor (s), 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2004.

My Commission Expires: 7-19-08

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 26th day of October, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO: KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127