Davidson County DEEDWARR
Recvd: 12/15/04 14:15 4pgs
Fees:23.00 Taxes:61.05
20041215-0149296

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:**
I.V. Ivory, Jr.	I.V. Ivory, Jr.	81-7-47.00
2107 14th Avenue North	1104 Kellow Street	
Madison, TN 37208	Nashville, TN 37208	

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Annie L. Redd and Administrator of the Estate of Mildred Cater,** by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 04P-526(Redd) and Docket No. 01P-2007(Cater) and Mildred Sparkman, Joan Cater, John L. Cater, III, and Shannon Cater (heirs-at-law of John L. Cater, Jr.)** by these presents does transfer and convey unto the Grantee, **I.V. Ivory, Jr. and Katina Dunlap, joint tenants with right of survivorship,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **John L. Cater, Jr., Mildred Cater and Annie L. Redd,** described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF A SUBDIVISION OF LARGE LOTS NOS. 21 AND 30 IN OWENS PLAN OF BUENA VISTA LOTS, AS OF RECORD IN BOOK 57, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY, AND PLAN BOOK 1, PAGE 84, CHANCERY COURT FOR SAID COUNTY.

SAID LOT NO. 35 FRONTS 50 FEET ON THE WESTERLY SIDE OF 14TH AVENUE NORTH, FORMERLY NANCE STREET AND RUNS BACK BETWEEN PARALLEL LINES 149 FEET TO AN ALLEY.

Being the same property conveyed to John L. Cater, Jr., Mildred Cater and Annie L. Redd by Quitclaim Deed from Walter Cater as shown of record in Book 7066, page 399, Register's Office for Davidson County, Tennessee. Said Annie L. Redd having since died. Said Mildred Cater having since died. Said John L. Cater, Jr. having since died intestate leaving Mildred Cater, Joan Cater, John L. Cater, III and Shannon Cater as heirs-at-law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20041215-0149295 Register's Office for Davidson County, Tennessee.

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

This is unimproved property known as 2107 14th Avenue North, Nashville, TN 37208.

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 Annie L. Redd and the Estate of Mildred Cater** 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. 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 hand this 29th day of November 2004.

Peggy D. Mathes, Administrator of the Estate of Annie L. Redd

Peggy D. Mathes, Administrator of the Estate of Mildred Cater

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 we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind ourselves, our 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. 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.

Mildred Sparkman

John L. Cater, III

Joan Cater

Shannon Cater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November 2004, before me personally appeared, Peggy D. Mathes, Administrator of the **Estate of Annie L. Redd and Administrator of the Estate of Mildred Cater** 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 Annie L. Redd and Estate of Mildred Cater**, 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 29th day of November 2004.

My commission expires: 6/14/08

KRISTIE PUTNAM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MILDRED SPARKMAN**, 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 purposes therein contained.

Witness my hand and official seal, this the 22nd day of November, 2004.

Notary Public

My Commission Expires: 6/14/08

(SEAL)

KRISTIE PUTNAM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN L. CATER, III**, 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 purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2004.

Notary Public

My Commission Expires: 6/14/08

(SEAL)

KRISTIE PUTNAM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOAN CATER**, 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 purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2004.

Notary Public

My Commission Expires: 6-14-08

(SEAL)

KRISTIE PUTNAM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHANNON CATER**, 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 purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2004.

Notary Public

My Commission Expires: 6-14-08

(SEAL)

KRISTIE PUTNAM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

Peggy D. Mathes
Affiant

Subscribed and sworn to before me this 29th day of November, 2004.

Notary Public

My Commission Expires: 6-14-08

KRISTIE PUTNAM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN