Bk 29

Davidson County DEEDWARR
Recvd: 01/18/05 08:28 2 pgs
Fees:13.00 Taxes:296.00

20050118-0005598

~~RECORD AND RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43571

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 25, 2006

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CRAIG HARPER **1726 County Hospital Road** **Nashville, TN 37218**		**80-4-53** **13DA 63520**

FOR AND IN 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, ELEANOR M. SWAN, M. RUTH WALLER and KATHERINE E. PREUETT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG HARPER**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being parts of lots Nos. 1 and 2 of Block No. 2 on the Map showing G. T. Sheegog's Subdivision at Bordeau, as of record in book 421, page 191, Register's Office for said County, being lot No. 4 and part of lot No. 3 on the unrecorded plan of the resubdivision of lots Nos. 1 to 8 inclusive of Block No. 2 in G. T. Sheegog's Subdivision, described as follows:

Beginning in the center of Asylum Road at a point south 36 ½ degrees west 140 feet from the intersection of the center line of said Road and the center line of Doak Avenue, being the corner of lots Nos. 2 and 3, being also the corner of part of lot No. 2 conveyed to Maybelle S. Massey by Marvin K. Barry, Trustee, by deed of record in book 2103, page 490, said Register's Office; thence with the line between said two lots and Massey's line southwestwardly 150 feet, more or less, to a point 100 feet northwestwardly from another corner of lots Nos. 2 and 3; thence south 36 ½ degrees west 50 feet to a point in the line between lots Nos. 3 and 4; thence with the line between said two lots southwestwardly 100 feet to the corner of lots Nos. 3 and 4; thence south 36 ½ degrees west 50 feet to the corner of lots Nos. 4 and 5' thence with the line between said two lots northwestwardly 250 feet, more or less, to the center of Asylum Road; thence north 36 ½ degrees east 100 feet to the beginning.

Said part of lot No. 3 of premises being the same real property conveyed to Maggie a. Shockley by Charlie E. Shockley, Trustee, by deed dated January 21, 1947, filed January 24. 1947, and recorded in book 1449, page 251, said Register's Office, and said lot No. 4 of premises being the same real property conveyed to Margaret L. Shockley by Martie C. Zapp by deed dated May 4, 1946, filed May 6, 1946, and recorded in book 1389, page 182, said Register's Office, the said Maggie A. Shockley and Margaret L. Shockley being one and the same person.

INCLUDED in said legal description but EXCLUDED herein is the tract conveyed to Emma Tidwell in Book 4126, page 492, said Register's Office.

BEING the same property conveyed to Glenn C. Hendricks and wife, Eleanor Hendricks by deed from Maggie A. Shockley of record in Book 2640, page 58, Register's Office for Davidson County, Tennessee. Both have died, Glenn C. Hendricks having died first. The Will of M. Eleanor Hendricks aka Eleanor Hendricks, probated to provide muniment of title in Case No.: 04P2010, left the property to Grantors.

Unimproved ( )
This property is improved (X) known as 1726 County Hospital Road, Nashville, Tennessee 37218

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 6th (and 10th) **day of January, 2005.**

Eleanor M Swan
ELEANOR M. SWAN

X M Ruth Waller
M. RUTH WALLER

X Katherine E. Preuett
KATHERINE E. PREUETT

STATE OF CALIFORNIA

COUNTY OF Fresno

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ELEANOR M. SWAN, the bargainor, ~~with whom I am personally acquainted~~, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Fresno **, California, this the** 6th **day of January, 2005.**

L. PHOEBE TSAI
Comm. # 1369639
NOTARY PUBLIC - CALIFORNIA
Fresno County
My Comm. Expires Aug. 12, 2006

L. Phoebe Tsai
NOTARY PUBLIC

My Commission Expires: Aug. 12, 2006

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 M. RUTH WALLER and KATHERINE E. PREUETT, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 10th **day of January, 2005.**

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06