RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43624

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/05 15:05 2 pgs
Fees:13.00 Taxes:1813.00

20050202-0012439

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

X Richard G Courtney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of January, 2005

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard G. Courtney | SAME | 104-15-345 |
| 2110 Westwood Avenue | | |
| Nashville, TN, 37212 | | |
| | | |

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, I/WE,

**Robert S. Huie, a single person**

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

**Richard G. Courtney, married**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 68 on the plan of Belair, as of record in Book 332, page 6, Register's Office for said County. Said easterly part of Lot No. 68 fronts 75 feet on the northerly side of Westwood Avenue, and runs back between parallel lines, with the westerly margin of an alley, 185 feet to an alley in the rear. Together with that portion of Alley No. 815 included in said property which was closed by Metropolitan County Council Bill No. 91-79, County Clerk's office for Davidson County, Tennessee.**

**Being the same property conveyed to Robert S. Huie, a single person by Warranty Deed from Robert A. Anderson and Sharon B. Anderson, Co-Executors of The Estate of Annie Elizabeth Battle of record in Instrument No. 20030220-0022756, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 2110 Westwood Avenue, Nashville, TN 37212

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 28th day of January, 2005

X Robert S. Huie by Laura Huie AIF
Robert S. Huie by Laura Huie Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of January, 2005, personally appeared Laura Huie to me known to be the person who executed the foregoing instrument on behalf of Robert S. Huie as Attorney in Fact, and acknowledged that Laura Huie executed the same as the free act and deed of the said Robert S. Huie.

Witness my hand and official seal this 28th day of January, 2005.

Notary Public

My Commission Expires: 3/25/06

