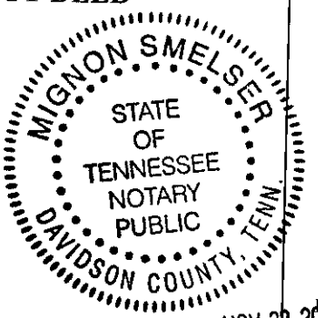
File No. 50044

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 02/22/05 13:02 2 pgs
Fees:13.00 Taxes:462.50

20050222-0019156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellis J. Saad	Ellis J. Saad	118-10-0 079.00
(NAME)	(NAME)	
912 Woodmont Blvd.	912 Woodmont Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Steven G. Waters, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellis J. Saad, a single person, 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:

BEING the westerly part of Lot No. 47 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee, described according to a survey by T. M. Sanford Surveyor, dated November 22, 1958, as follows:

BEGINNING at a point in the north margin of Woodmont Boulevard at a cross cut on a rock in the center line of Brown's Creek, being in the easterly line of the property known as Woodmont Terrace; thence down said creek partly along the bank thereof, and along the east line of the Woodmont Terrace property, northeasterly 503 feet to an iron pin in the southerly margin of the Old Glendale carline right-of-way; thence with the margin of the same southeasterly 77 feet to a point at the corner of Lots Nos. 47 and 48, being the north corner of the property conveyed to Louise Halloran by deed of record in Book 2860, page 339, said Register's Office; thence with her west line south 17° west 448.6 feet to an iron pin in the north margin of Woodmont Boulevard; thence with the margin of the same north 84° 23'west 126 feet to the point of beginning.

Being the same property conveyed to Steven G. Waters, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary by deed from James Allen Waters, Robert Glenn Waters and Edward Odell Waters, Heirs-at-law of Frances H. Farmer, dated November 4, 1999, of record in Book 11742, page 375, Register's Office, Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Browns Creek Flood Control Project of record in Book 7928, page 342, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 912 Woodmont Blvd., Nashville, TN 37204

(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 hand this 22nd day of February, 2005.

Steven G. Waters, Trustee

File No. 50044
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 Steven G. Waters, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2005.

Commission expires:

11-22-08

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Notary Public