WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/05 10:46 2 pgs
Fees:13.00 Taxes:314.50

20050225-0020916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Jerry W. Glenn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Glenn	SAME	71-4-172
(NAME)	(NAME)	
33 Gerald Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,

The Estate of Gloria Faye Bush,

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

Jerry W. Glenn, 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 part of Lot No. 17, C. L. Morris Subdivision, Section 2, as of record in Book 2133, Page 56, Register's Office for Davidson County, Tennessee, described according to a survey made by Robert M. Dishner, Engineer, as follows:

BEGINNING at a point in the northeasterly margin of Donald Street, common corners of Lots Nos. 17 and 18; thence with the margin of said Donald Street, northwestwardly 60 feet to a point at the beginning of a curve to the right; thence around said curve northwestwardly 33 feet to a point in the southeasterly margin of Gerald Street; thence with the margin of same, northeastwardly 175.25 feet to a point; thence southeastwardly and parallel to the original northeast lot line of said Lot No. 17, 129.0 feet to a point; thence at right angles northeastwardly 8.75 feet to a point in the original northeast lot line of said Lot No. 17; thence with said line southeastwardly 71 feet to a point, the original northeast corner of said lot; thence with the line between Lots 17 and 18 southwestwardly 239.0 feet to the point of beginning.

BEING the same property conveyed to Robert Ray Bush and wife, Gloria Faye Bush by Warranty Deed from James E. Merritt and wife, Linda Gayle Merritt, recorded on 1/6/73 in Book 4714, Page 866, Register's Office for Davidson County, Tennessee. Robert Ray Bush died on May 3, 1998 per a Certificate of Death of record with the Metropolitan Department of Public Heath, Vital Records, leaving Gloria Faye Bush as sole heir to the property. Further, Gloria Faye Bush died on September 30, 2002 leaving no will. Per Letters of Administration, Michelle Renee Bush has been appointed Personal Representative for the Estate of Gloria Faye Bush. An Order Approving Real Estate Contract and Sale of Real Property for the above described property, recorded on February 18, 2005 with the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division), as Docket Number 04P776, authorizes Michelle Renee Bush, Personal Representative, to execute documents for the sale of the above described property.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 33 Gerald Street, Nashville, TN 37207
(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 24th day of February, 2005.

The Estate of Gloria Faye Bush

By: Michelle Bush, executrix
Michelle Renee Bush, Personal Representative

Michelle Bush
Michelle Renee Bush, Heir

James W. Johnston
James William Johnston, Heir

Jeffrey Wayne Bush
Jeffrey Wayne Bush

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Michelle Renee Bush, Personal Representative, Michelle Renee Bush, Heir, James William Johnston, Heir and Jeffrey Wayne Bush, Heir of the Estate of Gloria Faye Bush, the bargainor, 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 24th day of February, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

