1st

Davidson County DEEDWARR
Recvd: 03/03/05 09:47 2 pgs
Fees:13.00 Taxes:1165.50

20050303-0023374

#221

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sarah Grotelueschen	Wells Fargo Bank, N.A.	Map 82-9-
512 Monroe Street	7900 Xerxes Ave. So. Ste 300	Parcel 63
Nashville, TN 37208	Bloomington, MN 55431	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

Return to:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Nancy B. Hardaway, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Sarah Grotelueschen, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly one-half Lot No. 21, on the Map of McGavock's Homestead Addition, of record in Book 57, page 9, said Register's Office.

SAID part of Lot fronts 35.8 feet on the north side of Monroe Street and runs back between parallel line 160 feet to an alley in the rear.

Being the same property conveyed to Nancy D. Hardaway by warranty deed from Minnie Marianne Miles of record in Book 10880, page 924, said Register's Office. Nancy D. Hardaway is one and the same as Nancy B. Hardaway

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. All matters appearing of record in Plat Book 57, page 9, said Register's Office.

This is improved property commonly known as **512 Monroe Street, Nashville, TN 37208.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me this 25th day of February, 2005.

My Commission Expires MAR. 31, 2007

Notary public:

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **February, 2005.**

Nancy D. Hardaway

[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 **Nancy D. Hardaway**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **25th** day of **February, 2005.**

Notary Public

My Commission Expires:

My Commission Expires MAR. 31, 2007