Davidson County DEEDWARR
Recvd: 03/07/05 11:46 4 pgs
Fees:23.00 Taxes:497.65
20050307-0024714

This instrument prepared by:
Brenda R. Lehman, Attorney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-735238**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Eighteenth day of February, 2005**, by and between **Maurice R. Partain and Billie Jean Partain, husband and wife, as tenants by the entireties**, parties of the first part, and **Kristine Michelle Karlovic, a single woman and Thomas Scot Carlton, a single man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHWESTERLY PART OF LOT NO. 62 ON THE MAP OF HALEY'S SUBDIVISION OF PART OF BLOCK NO. 5 IN G.T. SHEEGOG'S SUBDIVISION AT BORDEAUX, AS OF RECORD IN BOOK 547, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOTS NOS. 1, 2, AND 3 OF BLOCK "A" ON AN UNREGISTERED PLAN OF HALEY'S SUBDIVISION OF PART OF BLOCK NO. 5 IN G.T. SHEEGOG'S SUBDIVISION AT BORDEAUX.

ACCORDING TO SAID UNREGISTERED PLAN, SAID LOTS NOS. 1, 2 AND 3 FRONT TOGETHER 90 FEET ON THE SOUTHEASTERLY SIDE OF HALEY AVENUE AND RUN BACK 176.4 FEET ON THE NORTHEASTERLY LINE AND 180 FEET ON THE SOUTHWESTERLY LINE WITH THE NORTHEASTERLY MARGIN OF DOAK AVENUE, TO A DEAD LINE, MEASURING 90 FEET THEREON.

TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A SMALL TRIANGULAR PORTION OF THE SOUTHERLY PART OF THE NORTHERLY 25 FEET OF LOT NO. 62 ON THE PLAN OF HAILEY'S SUBDIVISON OF PART OF BLOCK NO. 5 G.T. SHEEGOG'S SUBDIVISION OF RECORD IN BOOK 547, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY, AND ALSO BEING A SMALL TRIANGULAR PORTION OF THE SOUTHERLY PART OF LOT NO.4 ON AN UNRECORDED PLAN OF A RE-SUBDIVISION OF CERTAIN LOTS IN G.T. SHEEGOG'S SUBDIVISION OF RECORD IN BOOK 547, PAGE 155. SAID REGISTER'S OFFICE, AS PREPARED BY JAMES A. HAMILTON, JR., SURVEYOR, DECEMBER 26, 1947; THE SAID TRIANGULAR PORTION BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 25 FEET SOUTHERLY FROM THE NORTHERLY LINE OF LOT NO. 62 ON G.T. SHEEGOG'S SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO NATHAN WALL AND WIFE, OF RECORD IN BOOK 2139, PAGE 509, SAID REGISTER'S OFFICE: THENCE NORTHERLY ALONG THE DIVIDING LINE BETWEEN LOT NO. 31 AND 62 ON SAID PLAN, 3.5 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION AND AT AN ANGLE BEARING TO THE WEST 160 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO NATHAN WALL AND WIFE, SAID POINT BEING THE POINT AT WHICH THE LINE WOULD CONVERGE WITH THE SAID NORTHERLY LINE OF THE PROPERTY CONVEYED TO NATHAN WALL AND WIFE, OF RECORD IN BOOK 2139, PAGE 509, TO THE POINT OF BEGINNING.

Being the same property conveyed to Maurice R. Partain and Billie Jean Partain, husband and wife, as tenants by the entireties from Harold Morris, Trustee, by virtue of Quitclaim Deed as recorded on August 26, 1994 in Book 9447, Page 363 and Installment Deed from Donald Eugene Wall and wife, Margaret A. Wall to Maurice R. Partain and wife, Lorene D. Partain as recorded on the 30th day of May, 1978 in Book 5290, Page 963 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **081-01-0 038.00**

X Improved OR

Unimproved property located at: **1800 Hailey Avenue, Nashville, Tennessee 37218**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Maurice R. Partain

Maurice R. Partain

Billie Jean Partain

Billie Jean Partain By her atty in fact Maurice R. Partain

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Maurice R. Partain, married** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Eighteenth day of February, 2005.**

Mandy R Baird
Notary Public

My Commission Expires: 7/29/07

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **Maurice R. Partain**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Billie Jean Partain**, as **her** lawful Attorney-In-Fact, and that **she** executed same as the free act and deed of the said **Billie Jean Partain** as **her** lawful Attorney-In-Fact.

Witness my hand and seal this **Eighteenth day of February, 2005.**

Mandy R Baird
NOTARY PUBLIC

Mandy R. Baird
Printed Name of Notary
My Commission Expires: 7/29/07

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Owner's Name: **Kristine Michelle Karlovic**

and Address: **1800 Hailey Avenue**
Nashville, TN 37218

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Irwin Mortgage
5401 West Kennedy
Boulevard
Tampa, FL 33609

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$134,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Eighteenth day of February, 2005.**

Notary Public

My Commission Expires: 7/29/07