File No. 250201351

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Brenda K. Harrison
Affiant

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/28/05 14:54 2 pgs
Fees:13.00 Taxes:281.20

20050328-0032920

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda K. Harrison	SAME AS NEW OWNER	069-16-O-071.00
(NAME)	(NAME)	
1612 Elizebeth Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SouthTrust Bank, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda K. Harrison, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Beginning on the southerly margin of Elizabeth Street at the northeast corner of the property conveyed to James C. Pickett and wife, by deed from L.I. Overstreet and wife, of record in Book 1913, Page 23, said Register's Office, being the corner of Lots Nos. 15 and 16; thence with the line between said two lots; southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 99 feet to the corner of Lots Nos. 16 and 17; thence with the line between said two lots, northwardly 156. 15 feet to the southerly margin of Elizabeth Street; thence with said Street, westwardly 99 feet to the beginning.

Being the same property conveyed to Sheleeta L. Cohen, a single person by Warranty Deed dated October 2, 2001 of record in Instrument No. 20011012-0111540, and being the same property further conveyed to SouthTrust Bank by Substitute Trustee's Deed dated November 5, 2004 of record in Instrument No. 20041109-0135244, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1612 Elizebeth Road, Nashville, TN 37218
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 our hands this 24th day of March, 2005.

SouthTrust Bank,

By: _____
Geren Moor Senior Vice President

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Geren Moor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice Presidentof SouthTrust Bank, the within named bargainor, a corporation, and that he as such Senior Vice President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and official seal, this 24th day of March , 2005.

_____
Notary Public

My Commission Expires: 11-22-08

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(SEAL)

File Number: 250201351

RETURN TO:
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Gallatin, TN 37066