03

Kathy Title
48-A

Davidson County DEEDWARR
Recvd: 04/13/05 08:58 3 pgs
Fees:18.00 Taxes:1411.55
20050413-0040805

This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

# GENERAL WARRANTY DEED

| Address of new owner as follows: | Send tax bills to: | Map-Parcel No. | |
|---|---|---|---|
| **Patrica E. Peck and husband,** | BANK OF AMERICA, NA | **Map** | **104** |
| **Robert L. Hooker** | P.O. BOX 17404 | **Group** | **15** |
| **2603 Westwood** | BALTIMORE, MD 21297-1404 | **Parcel** | **359** |
| **Nashville, TN 37212** | | | |

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Know all men by these presents that, **Russell Kaspar** and wife, **Susan Kaspar** (hereinafter collectively the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Patricia E. Peck** and husband, **Robert L. Hooker** (hereinafter collectively the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being the west 50 feet of the east 100 feet of the north half of Lot No. 20, on the Plan of Belair, as shown on Plat Book 332, page 6, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said portion of Lot Number 20 fronts 50 feet on the southerly margin of Westwood Avenue and extends back between parallel lines a distance of 192 feet to a dead line in the rear.

Being the same property conveyed to RUSSELL KASPAR AND WIFE, SUSAN KASPAR, by deed of record as Instrument No. 20030625-0087245, said Register's Office.

This is improved property commonly known as: **2603 Westwood, Nashville, TN 37212.** This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The following conveyance is expressly subject to the following matters:

1. 2005 ad valorem property taxes which have been prorated and assumed by Grantee.

2. Discrepancies, conflicts in boundary lines, encroachments, easements, variations in area or content, party walls and/or any facts that a correct survey and/or a physical inspection of the premises would disclose;

3. All matters shown on the plan of record in Plat Book 332, Page 6, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is here by made.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 5th day of April, 2005.

**Russell Kaspar**

**Susan Kaspar**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Russell Kaspar** and wife, **Susan Kaspar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2005.

Notary Public
My Commission Expires: JAN. 4, 2006

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer of property is $381,500.00.

Karen McCalla
Affiant

Sworn to and subscribed before me this
5th day of April, 2005.

Diane K Mann
Notary Public
My Commission Expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN