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

File No.: **2120-796095**

Davidson County DEEDWARR
Recvd: 05/03/05 10:38 3 pgs
Fees:18.00 Taxes:336.70

20050503-0049077

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-ninth day of April, 2005**, by and between **Betty J. Etheridge, an unmarried woman**, parties of the first part, and **Mary Susan Pryor, an unmarried woman**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOTS NOS. 9 AND 10 ON THE MAP OF THE SUBDIVISION OF ROBERT E. POWER'S LANDS, AS OF RECORD IN BOOK 421, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 9 LOCATED ON THE WESTERLY MARGIN OF POWERS AVENUE; RUNNING NORTHERLY ALONG THE WESTERLY MARGIN OF POWERS AVENUE A DISTANCE OF 58 FEET TO A POINT; THENCE WESTERLY AT RIGHT ANGLES A DISTANCE OF 80 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES 58 FEET TO THE SOUTHERLY MARGIN OF LOT NO. 9; THENCE EASTERLY ALONG THE SOUTHERLY MARGIN OF LOT NO. 9 AT RIGHT ANGLES 80 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LOUIS RAY ETHERIDGE AND WIFE, BETTY ETHERIDGE BY WARRANTY DEED FROM AUGUST E. FELHOFER AND WIFE, HAZEL FELHOFER, RECORDED ON THE 7TH DAY OF SEPTEMBER, 1976 IN DEED BOOK 5065, PAGE 854, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID LOUIS RAY ETHERIDGE HAVING SINCE BEEN DECEASED.

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 # **83-7-43**

X Improved OR
Unimproved property located at: **817 Powers Ave., Nashville, Tennessee 37206**

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.

Betty J. Etheridge

Betty J. Etheridge

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Betty J. Etheridge** 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 **her** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-ninth day of April, 2005.**

Mandy R Baird

Notary Public

My Commission Expires: 7/29/07

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Owner's Name: **Mary Susan Pryor**

and Address: **817 Powers Ave.**
Nashville, TN 37206

Mail tax bills to, (Person or Agency responsible for payment of taxes)
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

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 $**91,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Susan Pryor
Affiant

Subscribed and sworn to before me this **Twenty-ninth day of April, 2005.**

Notary Public

My Commission Expires: 9/4/06

