Davidson County DEEDWARR
Recvd: 06/03/05 12:49 3 pgs
Fees:18.00 Taxes:924.63

20050603-0063404

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 249,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MAY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00725

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Carol J. Sparenburg	New Owner	MAP:
4400 Belmont Park Terrace #165		Parcel:131-03-0-C-165.00 CO
Nashville, TN 37215	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LUCY SHIVAS SMITH, SUSAN SHIVAS, AND ANDREW P. SHIVAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CAROL J. SPARENBURG, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4400 Belmont Park Terrace #165, Nashville, TN

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 31st day of May, 2005.

Lucy Shivas Smith

Lucy Shivas Smith

Susan Shivas by Lucy Shivas Smith attorney in fact

Susan Shivas ,by Lucy Shivas Smith, attorney in fact

Andrew P. Shivas by Lucy Shivas Smith attorney in fact

Andrew P. Shivas by Lucy Shivas Smith, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee , this 31st day of May, 2005.

Notary Public E Prophet

My Commission Expires:

EMILY H. PROPHET
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

file # 05-00725

EXHIBIT A - LEGAL DESCRIPTION

Building Site No. 165, SECTION FIVE, ARDEN PLACE, as shown on plat of record in Plat Book 4955, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gordon C. Shivas, unmarried by Warranty Deed from Roy E. Hutton and spouse, Sylvia J. Hutton, recorded the 30th day of August, 2000 in Instrument No. 200008300085642, in the Register's Office of Davidson County, Tennessee.

Gordon C. Shivas died 12/26/2004 and the matter of his estate was probated by the Seventh Circuit Court of Davidson County, Tennessee, docket number 05P75. In the Last Will and Testament of Gordon C. Shivas the subject property passed in equal shares to his heirs, Lucy Shivas Smith, Susan Shivas, and Andrew P. Shivas

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Susan Shivas pursuant to a power of attorney executed by the same on the 4/25/05 , and being filed for in Instrument # 20050603-006340 3, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Andrew P. Shivas pursuant to a power of attorney executed by the same on the 5/9/05 , and being filed for in Instrument # 20050603006340 2, Register's Office for Davidson County, Tennessee.

On the 31st day of May, 2005, before me personally appeared Lucy Shivas Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan Shivasand acknowledged that she executed the same as the free act and deed of said Susan Shivas.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public E. Prophet

My Commission Expires: 1-26-2008

EMILY H. PROPHET
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

On the 31st day of May, 2005, before me personally appeared Lucy Shivas Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Andrew P. Shivas acknowledged that she executed the same as the free act and deed of said Andrew P. Shivas .

Witness my hand and official seal at Brentwood, Tennessee

Notary Public E. Prophet

My Commission Expires: 1-26-2008

EMILY H. PROPHET
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

file # 05-00725