Davidson County DEEDWARR
Recvd: 06/16/05 10:23 2 pgs
Fees:13.00 Taxes:240.50

20050616-0068962

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN COMMISSION EXPIRES MAY 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 65,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF JUNE, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00821

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jerry H. Vandiver	NEW OWNER	MAP:83-03
2112 Creighton Avenue	1702 Sharpe Ave	Parcel:117.00
Nashville, TN 37206	Nashville, TN 37206	

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,

KATHERINE ELIZABETH MILLS, UNMARRIED

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

JERRY H. VANDIVER

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 2112 Creighton Avenue, Nashville, TN 37206

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 my hand hand on the 13th day of June, 2005.

Katherine Elizabeth Mills
Katherine Elizabeth Mills

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee , this 13th day of June, 2005.

Notary Public Mary B. Edmondson

My Commission Expires: Jan 24, 2005

MARY B. EDMONDSON NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

BEING A PART OF LOT NO. 60 ON THE PLAN OF BROWNSVILLE ADDITION AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 5 ON AN UNRECORDED MAP OF A SURVEY MADE BY DRAKE, COUNTY SURVEYOR, UNDER DATE OF APRIL 22, 1935, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CREIGHTON AVENUE, 190 FEET FROM THE WESTERLY MARGIN OF RIVERSIDE DRIVE, RUNNING THENCE NORTHERLY 200 FEET; THENCE WESTERLY 50 FEET TO A POINT; THENCE SOUTHERLY PARALLEL WITH THE FIRST ABOVE MENTIONED LINE 200 FEET TO THE NORTHERLY MARGIN OF CREIGHTON AVENUE; THENCE EASTERLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE ELIZABETH MILLS BY WARRANTY DEED FROM MOLLIE MILLS, RECORDED THE 24TH DAY OF SEPTEMBER, 1965 IN DEED BOOK 3938, PAGE 836, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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.