Realty 484

Davidson County DEEDWARR
Recvd: 07/15/05 13:20 2 pgs
Fees:13.00 Taxes:1776.00

20050715-0082425

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $480,000.00

Patricia Ries Hart
Affiant

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Subscribed and sworn to before me, this 13th day of June, 2005.

Catherine R. Vass
Notary Public
My commission expires: 5/24/2008

07-0505-82019

Address of New Owner:	Send Tax Bills to:	Tax Information
Don Hart	Ohio Savings Bank	104-9-114
3719 Richland Ave.	P.O. Box 11041	
Nashville TN 37205	Orange, CA 92856-8141	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Lou Deal, a widow**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Don Hart and wife, Patricia Ries Hart**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, Being the easterly one-half of Lot No. 22 and the westerly 10 feet of Lot No. 24 of Block 7, Division "A" on the Plan of Richland Realty Company's property. Said Plan is of record in Book 161, Page 151, Register's Office for said County, showing said property divided into blocks, but not showing the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdivision said blocks into lots, said parts of lots Nos. 22 and 24 front together 60 feet on the southerly side of Richland Avenue and extend back between parallel lines 200 feet, more or less, to a dead line.

Being the same property conveyed to Lawrence E. Deal, Sr. and wife, Mary Lou Deal by Installment Deed dated 6/8/65 from Third National Bank in Nashville, Executor, pursuant to the power and authority conferred under Will of Irvine G. Chase, deceased, of record in Will Book 81, Page 501, County Court for Davidson County, Tennessee of record in Book 3899, Page 926, Register's Office for Davidson County, Tennessee.

The said Lawrence E. Deal Sr. having since died on November 12, 1990

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3719 Richland Ave., Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 my hand this 13th day of June, 2005.

Mary Lou Deal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Lou Deal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ She executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 13th day of June, 2005.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/24/08

