Davidson County DEEDWARR
Recvd: 07/22/05 15:33 2 pg
Fees:13.00 Taxes:453.25

20050722-0085758

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44043

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER~~, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin J. Weprin	SAME	105-13-257
3803 WEST END AVE #6		
NASHVILLE, TN 37205		

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

Henry Hill and wife, Mary E. Hill

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

Ben Weprin, Amzie Williams, and Nathan Hysmith, as joint tenants in common

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

Being the westerly or rear 60 feet of Lot 44 and 45 on the Plan of W. S. Duckworth's Addition as of record in Book 57, page 83, Register's Office for said County, and described according to a disposition survey prepared by Barge, Waggoner, Sumner & Cannon, dated July 23, 1974, as follows:

BEGINNING at a point in the southerly margin of Lawrence Avenue, being the northeasterly corner of the herein described tract; thence leaving said Avenue South 2 degrees 21' West, 100.0 feet to a point in the northerly line of Lot 43; thence with said Line North 84 degrees 57' West, 60.0 feet to a point in the easterly margin of Alley No. 648-A; thence with said Alley North 2 degrees 21' East, 100.0 feet to a point in the southerly margin of Lawrence Avenue; thence with said Avenue South 84 degrees 57' East, 60.0 feet to the point of beginning.

Being the same property conveyed to Henry Hill and wife, Mary E. Hill, by Warranty Deed from Metropolitan Development and Housing Agency of record in Book 5076, Page 77, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1005 Lawrence Avenue, 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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 19th day of July, 2005

Henry Hill

Mary E. Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Henry Hill and wife, Mary E. Hill, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2005

Notary Public

My Commission Expires: 7/29/2006

