Davidson County DEEDWARR
Recvd: 08/16/05 10:05 2 pgs
Fees:13.00 Taxes:553.15

20050816-0096810

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44057

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
$149,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
9 DAY OF AUGUST, 2005

Notary Public

MY COMMISSION EXPIRES: 4-29-2009

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
WILLIAM W. GANT, JR.	WILLIAM W. GANT, JR.	**90-12-180**
601 Freedom Court	601 FREEDOM COURT	**8DA 31050**
Nashville, TN 37209	NASHVILLE, TN 37209	

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 **We, JOHN K. HAILEY and wife, ANGELA M. HAILEY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **WILLIAM W. GANT, JR., and SUSAN KATHLEEN McDONOUGH**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee being Lot No. 197 on the plan of Charlotte Park Subdivision, Section II, as of record in Plan Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John K. Hailey and wife, Angela M. Hailey by deed from Thomas Raley Moore and wife, Johnell Cole Moore, of record in Book 9030, page 830, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive Covenants contained in an instrument of record in Book 2689, page 38, Register's Office for Davidson County, Tennessee.

Plan of record in Book 2663, pages 22 and 23, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 2005 and subsequent years, a lien, not yet due and payable.

This property is improved known as 601 Freedom Court, Nashville, Tennessee 37209

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 our hands this 3 day of August, 2005.

X _____
JOHN K. HAILEY

X _____
ANGELA M. HAILEY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN K. HAILEY and wife, ANGELA M. HAILEY, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3 day of August, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 3/25/06

_____
NOTARY PUBLIC

My Commission Expires: _____