Davidson County DEEDWARR
Recvd: 08/18/05 14:45 2 pgs
Fees:13.00 Taxes:312.85
20050818-0098695

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44014

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
15th day of August, 2005

Notary Public

MY COMMISSION EXPIRES:

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
Veronica Beard	SAME	61-10-35
3863 Hutson Avenue		
Madison, TN, 37115		

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,

Deborah Smith, married

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

Veronica Beard, a single woman

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:

Tract No. 3: Being the Southerly half (1/2) of Lot No. 185 on the plan of MAPLEWOOD HEIGHTS, Second Subdivision, a plan of which is of record in Book No. 547, pages 103-104. Said Southerly half (1/2) of Lot No. 185 fronts 50 feet on the east side of Hutson Avenue and extends back between parallel lines 250 feet to a dead line, Register's Office for Davidson County, Tennessee.

Tract No. 4: Being the northerly one half (1/2) of Lot No. 185 on the Plan of MAPLEWOOD HEIGHTS, Second Subdivision, a plan of which is of record in Book 547, pages 103-104. Said Northerly one-half of said Lot No. 185 fronts 50 feet on the easterly side of Hutson Avenue and extends back between parallel lines 250 feet to a dead line, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Deborah Smith, married, by Warranty Deed from CitiMortgage, Inc. of record in Instrument No.: 20050613-0067457, Register's Office for Davidson County, Tennessee.

This property is not the residence of Grantor nor has it ever been the residence of any spouse of said Grantor.

Unimproved ( )
This is improved (X) property known as 3863 Hutson Avenue, Madison, TN 37115

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 15th day of August, 2005

Deborah Smith

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 Deborah Smith, 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 15th day of August, 2005

Notary Public

My Commission Expires: 3/25/06

