Davidson County DEEDWARR
Recvd: 08/22/05 14:25 2 pgs
Fees:13.00 Taxes:423.02
20050822-0099903

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,330.00.

Kim McCord
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2005.

Notary Public
MY COMMISSION EXPIRES 2/04/07
File No. G5-5458D

Lender's Title & Escrow, LLC
810 Crescent Centre Dr #250
Franklin, Tennessee 37067
615-778-9255 - Fax: 615-778-9015
e-mail: kandace@lenderstitleescrow.com

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Heidi Baltz (NAME)	(NAME) American Mortgage Network	61-15-105
1114 Ardee Avenue (STREET ADDRESS	(STREET ADDRESS) P.O. Box 85963	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) San Diego, CA 92186	

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 HEREBYACKNOWLEDGED, WE, **Emma P. Bunch Harrison, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heidi Baltz, unmarried** 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 Lot No. 6 of Block "B", on the Map of Sunnymeade, Unit 1, as shown on plat of record in Plat Book 843, Page 4 and 5, in the Register's Office of said County.

Said Lot No. 6 fronts 60 feet on the south side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Donald N. Harrison and Emma P. Bunch Harrison, husband and wife, by Deed from Emma P. Bunch Harrison, dated May 21, 1969, of Record in Book 4334, Page 993, Register's Office for Davidson County, Tennessee.

Donald N. Harrison having since died, vesting sole ownership in Emma P. Bunch Harrison as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved (XX) property, known as 1114 Ardee Avenue, Nashville, TN 37216.

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. Whenever 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 18th day of August, 2005.

Emma P. Bunch Harrison

Emma P. Bunch Harrison

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 Emma P. Bunch Harrison, a single woman, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of August, 2005.

My Commission Expires: 3/25/06

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2005.

My Commission Expires:_____

_____
Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2005.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066