Davidson County DEEDWARR
Recvd: 09/02/05 13:59 2 pgs
Fees:13.00 Taxes:74.00

20050902-0105818

WARRANTY DEED

B-FHR-05-2812

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES:

CHARLES SMITH
STATE OF TENNESSEE
AFFIX SEAL
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen Hunkler	New Owner (NAME)	
2812 Buena Vista Pike (ADDRESS)	(ADDRESS)	70-02 26.00
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACKIE V. ALSUP, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAUREEN HUNKLER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PARTS OF LOTS NOS. 12 AND 13 ON THE MAP OF SARAH MCINTOSH'S SUBDIVISION OF CERTAIN LOTS IN THE OLD DANIEL YOUNG TRACT, AS OF RECORD IN BOOK 332, PAGE 71, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MARGIN OF THE NEW HIGHWAY ON THE SOUTHERN LINE OF SAID LOT NO. 12; THENCE SOUTH 89° EAST 431 FEET, MORE OR LESS, TO AN ELM IN THE SOUTHERLY LINE OF SAID LOT NO. 13; THENCE NORTH 55 1/2° EAST 150 FEET, MORE OR LESS, TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT NO. 13; THENCE SOUTH 89° WEST AND PARALLEL WITH AND 100 FEET NORTHERLY FROM THE SOUTHERN LINES OF SAID LOTS NOS. 12 AND 13,535 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY MARGIN OF SAID NEW HIGHWAY; THENCE SOUTH 22 1/2° WEST, WITH THE EASTERLY MARGIN OF SAID HIGHWAY, 130 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JACKIE V. ALSUP BY QUITCLAIM DEED FROM RONALD O. MILLER, DOROTHY C. MILLER, MAXINE W. MILLER AND DOROTHY B. MILLER RECORDED AUGUST 15, 2001 IN INSTRUMENT NO. 20010815-0088342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2812 Buena Vista Pike, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of August, 2005.

Jackie V. Alsup
Jackie V. Alsup

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackie V. Alsup, the within named bargainor, with whom I am personally 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 the 31st day of August, 2005.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903