Davidson County DEEDWARR
Recvd: 10/05/05 14:52 2 pgs
Fees:13.00 Taxes:1221.00

20051005-0120227

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000.00.

Affiant

Subscribed and sworn to me on September 30, 2005.

NOTARY PUBLIC

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21065SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rosemary Watson 150 Kenner Avenue Nashville, TN 37205	SAME	116-04-53

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William David Sullivan, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Rosemary Watson, hereinafter called **"GRANTEES,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 17 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, page 100, as revised and shown as Lot A on the Plan of Kenner Manor, Resub. Lot No. 17, of record in Book 3106, page 59, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on and 15' 9 1/2" from the northerly margin of Kenner Avenue and extends back 196 feet on the westerly line and 192.75 feet on the easterly line to a dead line in the rear, measuring 50.08 feet thereon.

Being the same property conveyed to William David Sullivan, an unmarried person, by Deed from Thomas C. Jones and wife, Sara Jane Jones, of record as Instrument No. 20050118-0006156 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been paid by the parties and assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on Map of record in Book 421, page 100, as amended in Book 3106, page 59, in the Register's Office for Davidson County, Tennessee.
4.

This property is also known as improved property located at 150 Kenner 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 on September 30, 2005.

William David Sullivan,

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 30, 2005, before me personally appeared William David Sullivan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 30, 2005.

June E. Rowell
NOTARY PUBLIC

My Commission Expires: _____

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE