File #20050186

Davidson County DEEDWARR
Recvd: 10/11/05 10:23 2 pgs
Fees:13.00 Taxes:2035.00

20051011-0122394

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$550,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Alsup, Sr. and Thomas C. Alsup, II	Thomas C. Alsup, Sr. & Thomas C. Alsup, II	MAP 145-4
(NAME) P.O. Box 41652	(NAME) P. O. Box 41652	PARCEL 27
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Nancy Ford Harris, married and Ruth A. Cloyd-Lavender, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas C. Alsup, Sr. married and Thomas C. Alsup, II, married**, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Will T. Vance Subdivision, of record in Instrument No. 200212030148920, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the property conveyed to John Beecher Ford and wife, Corinne Chadwell Ford by deed dated October 19, 1955 from Anne May Williams and husband, I. W. Williams, of record in Book 2480, Page 417 , Register's Office for Davidson County, Tennessee. The said John Beecher Ford having since died January 27, 1964; and Corinne Chadwell Ford having subsequently died December 16, 2002, devising said property to Nancy Ford Harris and Ruth Ann Ford Cloyd by Will of record in Volume No. 5066/101795, Probate Court for Davidson County, Tennessee, Docket No. 03P-232. The said Ruth Ann Ford Cloyd is now known as Ruth A. Cloyd-Lavender.

Lynn A. Harris, spouse of Nancy Ford Harris hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantees.

Jack G. Lavender, spouse of Ruth A. Cloyd-Lavender hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantees.

This conveyance is subject to the 2006 Taxes a lien, but not yet due and payable; Subject to all matters shown on the Plan of Will T. Vance Subdivision of record in Instrument No. 200212030148920; Grant of Sewer Line Easement of record in Instrument No. 200303200036846; and any and all matters as shown on the Plan of record in Instrument No. 200212030148920, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **1030 Overton Lea Rd., Nashville, TN 37220-1414**

(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 10th day of October, 2005.

Nancy Ford Harris

Lynn A. Harris

Ruth A. Cloyd-Lavender

Jack G. Lavender

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Nancy Ford Harris, Lynn A. Harris, Ruth A. Cloyd-Lavender and Jack G. Lavender, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 10th day of October, 2005.

Notary Public

My Commission Expires May 24, 2009

My Commission expires;_____

(SEAL)

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027