Davidson County DEEDWARR
Recvd: 10/17/05 10:51 2 pgs
Fees:13.00 Taxes:703.00

20051017-0124793

PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$190,000.00**. Affiant Subscribed and sworn to before me, this the 5th day of October, 2005. Notary Public My commission expires: 6-5-2006 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

file #43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas Harger	Owner	Map 061 15 0
1126 McAlpine Ave.		Parcel 064.00
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

Abra Lee Oswald

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

Thomas Harger and wife, Linda Harger

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:

Two (2) tracts of land located in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 113.1 feet on the southerly side of McAlpine Avenue and runs back between parallel lines 388.5 feet to a dead line.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract of land conveyed to Alonzo C. Holt and wife, Ruby Lee Holt, by deed from Clyde M. Davis and wife, Lorena T. Davis, of record in Book 2195 page 549, said Register's Office.

BEING a northwesterly triangle of land of Lot No. 6 on the Plan of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 6 being described according to a survey made by Ralph W. Lambert, Surveyor, on August 31, 1953, as follows:

BEGINNING at a point in the dividing line between Lots 4 and 6 on said Plan of Monte Vista, 268 feet from the rear end of said dividing line between Lots 4 and 6; thence northwardly with said dividing line between Lots 4 and 6, 113.5 feet more or less to an iron pin which is the dividing point between Lots 4 and 6 on the southerly margin of McAlpine Avenue; thence eastwardly 7 feet, more or less, along the southerly

margin of McAlpine Avenue to an iron pin; thence southwardly in a straight line 106.9 feet, more or less, to the point of beginning.

TRACT II:

BEING a southeasterly triangle of land of Lot No. 4 on the Plan of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 being described according to a survey made by Ralph W. Lambert, Surveyor, on August 31, 1953, as follows:

BEGINNING at the mutual point in the rear line of Lots 4 and 6 of said Plan of Monte Vista; thence along the rear line of Lot No. 4, 14 feet to a point; thence northwardly 255 feet to a point in the dividing line between Lots 4 and 6 on said Plan of Monte Vista; thence southwardly and with the dividing line between Lots 4 and 6 on said Plan of Monte Vista 268 feet to the point of beginning.

BEING the same property conveyed to Jon D. Oswald and wife, Abra L. Oswald, by deed from Rolin R. Mains and wife, Kristine M. Mains, the same having been executed March 19, 1999, and is of record in Book 11399 page 220, Register's Office for Davidson County, Tennessee. The said Jon D. Oswald and Abra L. Oswald are now divorced, and by Quitclaim Deed executed April 23, 2005, Jon David Oswald (the same person as Jon D. Oswald) conveyed all his right, title and interest unto Abra Lee Oswald (the same person as Abra L. Oswald), which is of record as Instrument No. 20050725-0086189, Register's Office for Davidson County, Tennessee.

Thomas N. Harger and Thomas Harger is one and the same person. Linda Harger and Linda H. Harger is one and the same person.

This is improved (**XXX**) Unimproved (____) property, known as **1126 McAlpine Avenue, Nashville, Tennessee 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 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 convenant 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 5th day of October, 2005.

Abra Lee Oswald

Single

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Abra Lee Oswald,** the within named bargainor, with whom I am personally acquainted (or who 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, at office, this **5th** day of **October, 2005.**

My Commission Expires:
April 9, 2006

Notary Public

WILLIAM B. GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON CO., TENNESSEE