Davidson County DEEDWARR
Recvd: 12/27/05 14:55 2 pgs
Fees:13.00 Taxes:721.50

20051227-0154368

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

G-JG-05-3305

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
Michael Cronin	New Owner (NAME)	
3305 Overlook Drive		104-10-166.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 CAROLE S. JENNETTE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL CRONIN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 193 ON THE PLAN OF R.W. GRIZZARD'S SUBDIVISION OF A PART OF THE BOSLEY LAND IN THE 26TH WARD IN THE CITY OF NASHVILLE, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, OCTOBER 10, 1930, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF OVERLOOK DRIVE, FORMERLY HILLSIDE DRIVE AT A POINT 180 FEET NORTH OF THE NORTHEAST CORNER OF SAID DRIVE AND CHESTERFIELD AVENUE, BEING THE CORNER OF LOTS 132 AND 193; THENCE WITH THE EASTERLY MARGIN OF OVERLOOK DRIVE, NORTHWARDLY 70 FEET TO THE CORNER OF LOTS 193 AND 194; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 180 FEET; THENCE SOUTHWARDLY 101 FEET TO THE COMMON CORNER OF LOTS 133, 134 AND 193; THENCE WITH THE LINE BETWEEN LOTS 193, 132 AND 133, WESTWARDLY 188.75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM HOYTT C. ALLEN, UNMARRIED TO ERNEST C. JENNETTE, JR. AND WIFE, CAROLE S. JENNETTE AS RECORDED ON THE 3RD DAY OF SEPTEMBER, 1971 IN BOOK 4534, PAGE 514 AND QUITCLAIM DEED FROM ERNEST C. JENNETTE, JR. TO CAROLE S. JENNETTE AS RECORDED ON THE 25TH DAY OF FEBRUARY, 1986 IN BOOK 6789, PAGE 658, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes; and b) any and all existing easements and restrictions as shown of record in said register's office not stated herein.

unimproved ( )
This is improved (X) property, known as 3305 Overlook Drive, Nashville, Tennessee 37212
(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 13th day of December, 2005.

Carole S. Jennette

Carole S. Jennette

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carole S. Jennette, 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 13th day of December, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903