25-1-374

Register/Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/29/05 09:55 2 pgs
Fees:13.00 Taxes:2068.30

20051229-0155963

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **December, 2005** by and between **Charles B. Willoughby and wife, Diane P. Willoughby**, herein after referred to as GRANTOR, and **Gregory A. Grant and wife, Tressia M. Grant**, herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Tract I: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the easterly side of Felts Avenue and runs back between parallel lines, 150 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the easterly side of Felts Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles B. Willoughby and wife, Diane P. Willoughby by Warranty Deed from Gary L. Semanchik, dated September 30, 1996, of record in Book 10208, page 210, Register's Office for Davidson County, Tennessee.

This coveyance is subject to: (1) all matter appearing on the plan of Grandview Heights, of record in Book 161, Page 14 and 15, Register's office for Davidson County, Tennessee; (2) All easements, restrictions and other matters of record in said register's office. Buyer responsible for 2005 property taxes and subsequent years.

This is [X] improved [ ] unimproved property known as: 2408 Felts Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Charles B. Willoughby
Signature of Seller

Diane P. Willoughby
Signature of Seller

INDIVIDUAL
STATE OF VIRGINIA
COUNTY OF Bedford

Before me, Elizabeth B. Smith, a Notary Public of said state and County aforesaid, personally appeared **CHARLES B. WILLOUGHBY AND WIFE DIANE P. WILLOUGHBY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument for the purpose therein contained as their free act and deed.

Witness my hand and seal, at office in Franklin, this the **14th** day of **December, 2005**.

Elizabeth B. Smith
Notary Public

My Commission Expires: September 30, 2007

ELIZABETH B. SMITH NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Name and Address of Property Owner:
Gregory A. Grant and Treasia M. Grant
1795 Pleasant Hill Rd
Franklin, TN 37067

Send Tax Statements to: New Owner

Map & Parcel: 118.08-O-056.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$559,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of December, 2005.

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26 2008

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