25-1-615

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

Davidson County DEEDWARR
Recvd: 01/12/06 10:29 2 pgs
Fees:13.00 Taxes:518.00

20060112-0004795

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 **30th** day of **December, 2005** by and between **Trudy J. Jansing and Mary Alice Reed April Megibben and Jason Tegos, Heirs of Tommie Marie Smith**, herein after referred to as GRANTOR, and **Scott Harding** , 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:

Being the easterly 70 feet of Lot No. 1 and the westerly 10 feet front of Lot No. 2 on the Map of Bluefield Subdivision, Section 1, as of record in Book 843, page 16, Register's Office for said County, and being the east 5 feet front of Lot No. 1 and all of Lot No. 2 on the Map of R.D. Stanford's Resubdivision of Lots 1 to 10 inclusive of Bluefield, not of record, and described according to a survey made by Z. J. Wilkinson, Surveyor, January 31, 1941, as follows: Beginning at a point in the northerly margin of Bluefield Avenue 10 feet east of the common corner of Lots Nos. 1 and 2 of said Bluefield Subdivision; thence northeasterly and parallel with and 10 feet from the dividing line between said lots Nos. 1 and 2 of said Bluefield Subdivision 265 feet more or less to a point in the viaduct of the Lebanon Road; thence westerly with the southerly margin of said viaduct of Lebanon Road westerly 93.7 feet to a point 83.7 feet west of the dividing line between lots Nos. 1 and 2 of said Bluefield Subdivision; thence southwesterly 228 feet more or less to a point in the northerly margin of Bluefield Avenue; thence eastwardly with the northerly margin of Bluefield Avenue 80 feet to the point of beginning.

Being the same property conveyed to Tommie Marie Smith by Quitclaim Deed from Robert L. Jackson dated August 20, 1982 and recorded August 27, 1982 and of record in Book 5930, page 525, Register's Office for Davidson County, Tennessee.
Tommie Marie Smith has since deceased May 12, 2005.

Affidavit of Heirship: 20060112-0004793

This is [X]improved [ ]unimproved property known as: 2602 Bluefield Ave, Nashville, TN 37214

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.

Trudy J. Jansing by Mary Alice Reed AIF
Trudy J. Jansing
Signature of Seller

Mary Alice Reed
Mary Alice Reed
Signature of Seller

April Megibben
April Megibben
Signature of Seller

Jason Tegos
Jason Tegos
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Mary Alice Reed and April Megibben and Jason Tegos, Heirs of Tommie Marie Smith**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **30th** day of **December, 2005.**

Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires:_____

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **30th** day of **December, 2005** before me personally appeared Mary Alice Reed, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Trudy Jean Jansing, and acknowledged that he/she executed the same as the free act and deed of said Trudy Jean Jansing

Witness my hand, at office, this **30th** day of **December, 2005.**

Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires:_____

Name and Address of Property Owner:
Scott Harding
2602 Bluefield Ave, Nashville, TN 37214

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400, Franklin, TN 37067

Map & Parcel 096.01-0-075.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$140,000.00** 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 **30th** day of **December, 2005.**

Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires: _____

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