Davidson County DEEDWARR
Recvd: 01/19/06 10:40 2 pgs
Fees:13.00 Taxes:168.35

20060119-0007163

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 2006

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory B. Bullard (NAME)	Same As New Owner (NAME)	MAP 082-04
1013 North 6th Street (ADDRESS)	(ADDRESS)	PARCEL 129.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Evelyn S. Simmons, Admistratrix of the Estate of Pearlie Mai Pitts, Deceased and Maudie Lee Simmons, The Only Heir at law of Perlie Mai Pitts, * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory B. Bullard and Brian Copeland

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 the northerly 33-1/3 feet of Lot No. 144 on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 144 fronts 33-1/3 feet on the easterly side of North Sixth Street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Buford H. Pitts and wife, Pearlie Mai Pitts by Warranty Deed from Sam Garfinkle and wife, Eva Garfinkle of record in Book 2603, page 316, Register's Office for Davidson County, TN
The said Buford H. Pitts having predeceased Pearlie Mai Pitts. Pearlie Mai Pitts having died intestate on June 3rd, 2005, leaving her only heir-at-law as Maudie Lee Simmons. Evelyn S. Simmons, Administratrix and Maudie Lee Simmons are authorized to execute a deed to convey the said property by Order in the Probate Court of Davidson County, Tennessee, at Nashville, being Case No. 05P-1051 dated January 5, 2006 at 10:35 A.M.

This conveyance is subject to taxes for the year 2006 and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1013 North 6th Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Deceased

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 we do covenant with 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 covenant 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 our hand s this 6th day of January 2006

Evelyn Sue Simmons
Evelyn S. Simmons, Administratrix

Maudie Lee Simmons
Maudie Lee Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Evelyn S. Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Administratrix of the Estate of Pearlie Mai Pitts, Deceased , the within named bargainor and that she as such Administratrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Evelyn S. Simmons as Administratrix of the Estate of Pearlie Mai Pitts, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 6th day of January, 2006.

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Mary Birthright
Notary Public

My Commission Expires NOV. 24, 2007

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maudie Lee Simmons, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this the 6th day of January, 2006.

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Mary Birthright
Notary Public

My Commission Expires NOV. 24, 2007

My Commission Expires: _____