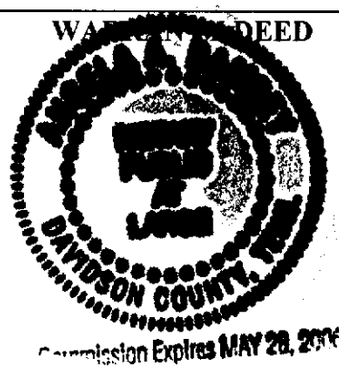
WA[illegible]DEED



Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS **$117,700.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~23RD~~ **DAY OF FEBRUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 5/28/2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ISABELLE MARY MAUMUS	1ST TRUST BANK	**61-16-23**
(NAME)	(NAME)	
4105 KENNEDY AVENUE	P.O. BOX 17257	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	MEMPHIS, TN 38187	
(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, **MILFORD B. PIERCE AND WIFE, NEAL CLARK PIERCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISABELLE MAUMUS**, 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 A PART OF LOT NOS. 31, 33, 35 AND 37 ON THE MAP OF MONTE VISTA, OF RECORD IN BOOK 421, PAGE 143, REGISTER'S OFFICE FOR SAID COUNTY, WHICH ARE SHOWN IMMEDIATELY NORTH OF AND ADJOINING CERTAIN LOTS ON THE MAP OF CHAPPELL'S SUBDIVISION OF CERTAIN LOTS IN MONTE VISTA, OF RECORD IN BOOK 1130, PAGE 11, SAID REGISTER'S OFFICE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE SOUTHERLY MARGIN OF KENNEDY STREET NEAR A CORNER POST AT THE SIDE OF A CLUSTER OF HACKBERRIES; THENCE SOUTHERLY 353.6 FEET TO AN IRON PIN AT A HACKBERRY CLUSTER; THENCE EASTERLY 35.6 FEET; THENCE NORTHERLY 343 FEET TO A POINT IN THE SOUTHERLY MARGIN OF KENNEDY STREET, WHICH POINT IS 292.6 FEET FROM THE WESTERLY MARGIN OF MCALPINE AVENUE, THENCE WITH THE MARGIN OF THE SAID KENNEDY STREET WESTERLY 73.2 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MIFORD B. PIERCE AND WIFE, NEAL CLARK PIERCE BY DEED FROM MILFORD B. PIERCE OF RECORD IN BOOK 4892, PAGE 623, DATED FEBRUARY 26, 1975 AND RECORDED ON FEBRUARY 28, 1975 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. NEAL CLARK PIERCE IS ONE AND THE SAME AS WILLIE NEAL CLARK PIERCE.

unimproved ☐

This is improved ☒ property, known as **4105 KENNEDY AVENUE, NASHVILLE, TN 37216**

(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 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 hands** this **23rd day of February, 2006.**

Davidson County DEEDWARR
Recvd: 03/01/06 08:23 2 pgs
Fees:13.00 Taxes:435.49



20060301-0023285

MILFORD B. PIERCE

NEAL CLARK PIERCE

BY: JANICE LEE MCCORMACK, ATTORNEY-IN-FACT

attorney-in-fact

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Milford B. Pierce** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **23rd day of February, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires July 19, 2008

JUSTIN TATUM Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Janice Lee McCormack**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Willie Neal Clark Pierce** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **23rd day of February, 2006**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires July 19, 2008