Davidson County DEEDWARR
Recvd: 03/06/06 13:14 2 pgs
Fees:13.00 Taxes:455.10

20060306-0025650

WARRANTY DEED

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $123,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Melvin E. Haffner
Affiant

JENNIFER L. CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 28 day of February, 2006.

Notary Public

7/25/09
Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Archer Land Title, 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS:
Melvin E. Haffner	Melvin E. Haffner	08306006600
1616 Sumner Avenue	1616 Sumner Avenue	
Nashville, TN 37206	Nashville, TN 37206	

THIS INDENTURE WITNESSETH, that Mary Gates, Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO Melvin E. Haffner, Grantee(s), of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of a Subdivision of Lots 8, 9 and 10 and part of Lot 7 in Block "A", Lots 13 and 14, in Block "B", and all of Block "C" on the Subdivision of the Weakley Place, as of record in Book 547, page 12, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 20 fronts 50 feet on the southerly margin of Sumner Street and extends back between parallel lines 150 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Mary Gates by Warranty Deed from Michael F. Jameson and wife, Tamara K. Hart, dated September 2, 2005 and recorded September 7, 2005, of record in Instrument No. 20050907-0106978, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and subject to Conservation Zoning and any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

This is improved property known as: 1616 Sumner Avenue, Nashville, TN 37206

Grantor herein states that subject property has never been her marital residence.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 28 day of February, 2006.

Grantor:

Signature: _____
Mary Gates

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary Gates with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Davidson Cty on this the 28 day of February, 2006.

_____
Notary Public

Commission Expires: 7/25/09

JENNIFER L. CHAREST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return Deed To: Archer Land Title, Inc. 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027