WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/06 10:39 2 pgs
Fees:13.00 Taxes:94.35

20060503-0051063

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2006

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 100 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Hitzel	SAME AS NEW OWNER	MAP 81-11
(NAME)	(NAME)	
6718 Duquaine Court		PARCEL 47
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, Guardianship and Trusts, Corporation of Tennessee as Conservator for Mattie Bowers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Hitzel

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 Lot No. 288 on the Plan of T.J., J.M. and G.W. Harding's Subdivision, as of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leroy Bowers and wife, Mattie Bowers by Deed from N. W. Harrris and wife, Fannie Harris of record in Book 1783, Page 462, Register's Office for Davidson County, Tennessee.
The said Leroy Bowers having since died on May 29, 1959. By Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 05P-335, Guardianship & Trusts, a Tennessee Corporation was appointed Consevator for the said Mattie Bowers. By further Order of same court, signed June 2, 2005, it was ordered that property herein described be sold and said Conservator be authorized to execute Warranty Deed.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF T. J., J. M., AND G. W. HARDING'S SUBDIVISION OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1711 21st Avenue North, Nashville, TN 37208
(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 my hand this 1st day of May 2006

Guardianship and Trusts Corporation of Tennessee as Conversator for Mattie Bowers
By:
Christine Royer, Associate Executive Director

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 Guardianship and Trusts, Corporation of Tennessee

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 1st day of May, 2006.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Christine Royer

~~and~~ _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Associate Executive Director

~~and~~ _____ ~~respectively~~ of the Guardianship and Trusts Corporation **, the within named bargainor, ~~and~~ corporation, and that she as such Associate Executive Director

~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Christine Royer as such Associate Executive Dir. ~~and attesting the same by the said as such~~.

** as Conservator for Mattie Bowers.

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of May, 2006.

My commission expires 3/20/2010

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY