File No. 260400318

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~April 12, 2008~~ 11-14-09

(AFFIX SEAL)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/08/06 16:01 2 pgs
Fees:13.00 Taxes:336.70
20060508-0053729

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy Pence	Argent Mortgage	~~10042102500~~
(NAME)	(NAME)	
313 Idlewild Avenue	44 S. Broadway, 16th FL	043-13-0-325.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	White Plains, NY 10604	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gladys Adams, UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judy Pence, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the south one-half of Lot No. 24 and all of Lot No. 25, Block E on the Map of Crittenden Estates, as of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said one-half of Lot 24 and Lot 25 adjoins and front together 52.8 feet on the easterly side of Idlewild Avenue and runs back between lines, 155 feet on the northerly line of the south one-half of Lot No. 24 and 138 feet on the southerly line of Lot No. 25 to a dead line in the rear measuring 113 feet thereon, according to survey made by John Kohl, dated August 28, 1978.

Being the same property conveyed to James M. Adams, and Wife, Gladys Adams by deed from Robert S. Billingsley and wife, Kathryn M. Billingsley of record in Deed Book 5358, page 213, Register's Office for said County.

The said James Adams died on July 19, 1998.

This instrument is being executed on behalf of Gladys Adams by Kathleen Swinford, Conservator for the Estate of Gladys Adams, under Letter of Conservatorship, bearing Docket Number 05P1240 of Probate Court of Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Gladys Adams, under said Letter of Conservatorship.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 313 Idlewild Avenue, Madison, TN 37115

(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 GRANTEE(S), HER 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), HER 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/our hand(s) this 2nd day of May, 2006.

Gladys Adams by Kathleen Swinford

Gladys Adams
By: Kathleen Swinford, Corservator of the Estate of
Gladys Adams

Conservator of the Estate of Gladys Adams

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kathleen Swinford, 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 Gladys Adams, as Conservator for the Estate of Gladys Adams, under Letter of Conservatorship, bearing Docket Number 05P124 of Probate Court of Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Gladys Adams, under said Letter of Conservatorship.

Witness my hand at office this 4th day of May, 2006.

Commission expires: April 12, 2008

Rebecca Campbell

REBECCA CAMPBELL Notary Public

REBECCA CAMPBELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN
MY COMMISSION EXP.

File Number: 260400318

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075