Davidson County DEEDWARR
Recvd: 06/02/06 09:31 2 pgs
Fees:13.00 Taxes:703.00
20060602-0064847

Warranty Deed

Old Republic Title: Owner's Title Number: SV 4251411

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Wesley J. Hart	New Owner At Same Address	Map: 104-15-
2800 Westwood Avenue		Parcel: 021.00
Nashville, TN 37212-4705		24W-10840

For and in Consideration of the sum of $ 190,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, Emily M. Pepper and Mary M. Frey, devisees under the Will of Zora T. (Tompkins) McConnell

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Wesley J. Hart

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being the **easterly 50-feet** of the southerly 112-feet of **Lot No. 32** on the plan of **Belair** as of record at **Plat Book 332, page 6** in the Register's Office for said County.

Said part of said Lot No. 32 fronts 50-feet along the northerly margin of Westwood Avenue and extends back between parallel lines and with the westerly margin of 28th Avenue South (now Natchez Trace Avenue) a distance of 112-feet to a dead line in the rear.

Being all the same property conveyed to **Zora T. McConnell*** by deed as of record at Instrument Number **Book 4591, page 538**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: Plan at Plat Book 332, page 6 said Register's Office and any creeks and/or streams within the boundaries of said premises.

*The said Zora T. McConnell having since died testate in Davidson County, Tennessee on February 7, 1981, predeceased by her spouse, Rev. Herbert Spencer McConnell in Davidson County, Tennessee, on December 13, 1972, and by the Will of the said Zora Thompkins McConnell, being one and the same person as Zora T. McConnell, of record at Book 5783, page 10, said Register's Office (being at Will Book 105, page 163, Davidson County Probate Clerk's Office), all of her said property was devised to her daughters, the said Emily M. Pepper and Mary M. Frey.

This is IMPROVED property known as: 2800 Westwood Avenue, Nashville, TN 37212-4705
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 26th day of MAY, 20 06

x Emily M. Pepper
Emily M. Pepper

x Mary M. Frey
Mary M. Frey

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 190,000.00.

Wesley J. Hart, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON May 31, 2006.

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF ~~TENNESSEE~~ Arizona :
COUNTY OF Maricopa :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Emily M. Pepper and Mary M. Frey

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on May 26th, 2006.

My Commission Expires: 11/19/2009

[Affix Notary Seal]

OFFICIAL SEAL
BROCK TINNELL
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Nov. 19, 2009

x
Notary Public

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143