Davidson County DEEDWARR
Recvd: 09/26/06 13:13 2 pgs
Fees:13.00 Taxes:462.50

20060926-0119062

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

BARBARA BLACK
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. NOV. 14, 2009
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 125,000.00

Sharlene Gillispie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21st day of September, 2006

Barbara Black
Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharlene Gillispie **6009 O'Brien Avenue** **Nashville, TN 37209**	**New Owner**	**91-13-288.00**

FOR AND IN 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,

Victor Hazelwood, unmarried

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

Sharlene Gillispie and husband, Danny Gillispie

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:

Lying and being in Davidson County, State of Tennessee, and being Lot No. 33 on the map of West Nashville Heights of record in Book 332, Page 127, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 33 fronts 50 feet on the South side of Grundy Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Thomas A. Mayo, Janice M. Frakes, and David Michael Mayo, as equal tenants in common, dated 04/28/95, by Quitclaim Deed from Virginia H. Mayo, unmarried, and filed for record on 05/09/95, in Book 9667, page 504, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victor Hazelwood, dated 11/28/05, by Warranty Deed from Thomas A. Mayo and Janice M. Frakes and David Michael Mayo, and filed for record on 12/05/05, in Instrument Number 20051205-0145749, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **6009 O'Brien Avenue, Nashville, TN 37209**
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 21st day of September, 2006.

Victor Hazelwood

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 **Victor Hazelwood** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee, this 21st day of September, 2006.

Commission Expires: TENNESSEE NOTARY PUBLIC COMM. EXP. NOV. 14, 2009 DAVIDSON COUNTY

Barbara Black
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____
and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____
and _____respectively of the _____
the within named bargainor, and corporation, and that _____ as such _____
and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this _____ day of September, 2006.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of September, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this _____ day of September, 2006.

My commission expires:_____ _____
Notary Public