Davidson County DEEDWARR
Recvd: 12/15/06 12:56 2 pgs
Fees:13.00 Taxes:991.60

20061215-0154829

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of December, 2006

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires May 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Lou Jackson et al	SAME AS NEW OWNER	104-13-A-21
401 Bowling Avenue, #29		
Nashville, TN, 37205		

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, I/WE,

Ruth Saunders Harms, Unmarried

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

Mary Lou Jackson and Bill Pursell

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:

Building Site No. 21 on the Plan of Richmeade Place, Section I, as of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee, reference ro which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

BEING the same property conveyed to Ruth Saunders Harms, a single woman, by deed from Union Bank, of record in Book 5004, page 249, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 401 Bowling Avenue, #29, Nashville, TN 37205

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/our hand(s) this 13th day of December, 2006

Ruth Saunders Harms by Alan D. Mazer atty in fact

Ruth Saunders Harms

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 13th day of December, 2006, before me personally appeared ALAN D. MAZER, to me known to be the person who executed the foregoing instrument in behalf of RUTH SAUNDERS HARMS, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said RUTH SAUNDERS HARMS, as though she had personally acted.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2006

Janet S. Davis
Notary Public

My Commission Expires: 5-24-2008

