Boy 36

Davidson County DEEDWARR
Recvd: 03/01/07 14:53 2 pgs
Fees:13.00 Taxes:166.50
20070301-0025544

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

WARRANTY DEED

JEANNE A. WEST
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

My Commission Expires JULY 29, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of February, 2007

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
William Hegwood and Geraldine Hegwood	**New Owner**	**59 15 101.00**
~~XXXXXXXXXXXXXXXXXX~~		
~~Nashville TN 37207~~		
3317 William Bailey Drive, Nashville, TN 37207		

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,

Anitras T Russell, a Single Woman

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

William Hegwood and wife, Geraldine Hegwood

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:

Property located at 714 Moormans Arm Road, Nashville, TN 37207 and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Haynes Manor, Section 1, as of record in Plat Book 3700, page 33, Register's Office for said County.

Said Lot No. 105 fronts 65.0 feet on the northwesterly side of Moorman's Arm Road and extends back between parallel lines 135 feet to a dead line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to Anitras T Russell by Quitclaim Deed from Vernon C Dickerson dated 2/19/00 and filed for record on 2/22/00 of record in Inst. No. 200002220017343, said Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **714 Moormans Arm Road, Nashville, TN 37207**

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 28th day of February, 2007.

Anitras T Russell

Anitras T Russell

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 **Anitra S. Russell** 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 Old Hickory, Tennessee, this 28th day of February, 2007.

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expires:

My Commission Expires JULY 22, 2009

Notary Public