Davidson County DEEDWARR
Recvd: 03/20/07 10:21 2 pgs
Fees:13.00 Taxes:382.95

20070320-0033658

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$103,500.00**

Heather Rogers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: March 15, 2007.

NOTARY PUBLIC

COMMISSION EXPIRES:

MACKENZIE COHEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Angela Lithgow 4407 Colorado Avenue Nashville, TN 37209	SAME AS NEW OWNER	091-11-0-169.00

WARRANTY DEED

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, **ESTATE DELMA KENNETH SIDWELL*** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANGELA LITHGOW, MARRIED**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 717 and 719 of Block 101 on Plan No. 1, on the Plan of West Nashville, as shown on plat of record in Plat Book 57, page 74 and 75, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lots Nos. 717 and 719 fronts 25 feet each on the northerly side of Indiana Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Delma K. Sidwell and wife, Ocie L. Sidwell by Deed of record in Book 5196, Page 705, Register's Office for Davidson County, Tennessee.

DELMA K. SIDWELL HAVING SINCE DIED TESTATE, WITH THE SAID OCIE L. SIDWELL HAVING PREDECEASED AND PURSUANT TO THE LAST WILL AND TESTAMENT DOC NO. O6P1670 SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, SUBJECT PROPERTY EMPOWERED THE SAID SHIRLEY MCNABB, EXECUTRIX TO CONVEY THE SUBJECT PROPERTY.

*DELMA K. SIDWELL , DELMA KENNETH SIDWELL AND DELMAR KENNETH SIDWELL ARE ONE AND THE SAME.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
4808 INDIANA 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 GRANTEE(S), their 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 03/15/07

ESTATE OF DELMA KENNETH SIDWELL

BY: Shirley McNabb Executrix
SHIRLEY MCNABB, EXECUTRIX

LTSR Number:

GTE File: 2007020721

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at _____, TN on this the _____ day of _____, 2007.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appreared Shirley McNabb with whom I a personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix respectively of the Estate of Delma Kenneth Sidwell the within named bargainor and that Shirley McNabb as such Executrix being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Shirley McNabb as such Executrix.

Witness my hand and official seal at office in Nashville, Tennessee on this the 15th day of March, 2007.

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2007020721