RETURN TO:

SATURN AND MAZER
FILE BOX "7"

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref:( dm ) Title No: 48923
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/30/07 07:26 2 pgs
Fees:13.00 Taxes:1110.00

20070830-0103966

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Eric Glasser<br>2532 Ashwood Ave.<br>Nashville, Tennessee 37212 | New Owner |

**TAX MAP-PARCEL NUMBERS:** 10415004700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances M. Bledsoe , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Glasser** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described as follows, to wit: Being Lot No. 76 in Sunset Park Plan, as of record in Plan Book 332, page 132, said Register's Office.

Said Lot No. 76 fronts 100 feet on the north side of West Ashwood, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Frances M. Bledsoe by deed from Charles O. Rice and Mary Jane Gibson, heirs at law of Lenore Jane Rice, of record in Book 5449, page 689 dated and executed on June 11, 1979 and recorded on June 14, 1979 in the Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 132, said Register's Office.

**This is improved property, known as: 2532 Ashwood Avenue, Nashville, Tennessee 37212**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29th day of August, 2007.

Frances M. Bledsoe

Frances M. Bledsoe

**State of** TENNESSEE

**County of** DAVIDSON

On this 29th day of August, 2007 , before me the undersigned authority, personally appeared Frances M. Bledsoe , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $300.000.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2007

My Commission Expires: 5/22/10

Notary Public

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY