Mail

Send tax statements to:

Michael Evans
P.O. Box 674
Goodlettsville, TN 37072

Map 83-5, Parcel 172

This instrument prepared by:
John T. Blankenship
Attorney at Law
3311 Gallatin Road
Nashville, TN 37216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, CHARLES J. DOBBS, JR., d/b/a DOBBS CONSTRUCTION, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL EVANS, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain lot or parcel of land identified as Lot 172 of the resubdivision of Tract 2 on the Plan of the subdivision of the Patrick O'Donnell lands of record in Plan Book 2, page 37, Chancery Court at Nashville, described according to a survey by Ray G. Cole, surveyor No. 924, dated January 7, 1985, as follows:
>
> BEGINNING at a point in the southerly margin of Mansfield Avenue, said point being the original northwest corner of Tract 2 of the subdivision of the Patrick O'Donnell lands of record in Plan Book 2, page 37, Chancery Court at Nashville; thence with the southerly margin of Mansfield Avenue South 83° 58'32" East 40.00 feet to an iron pin; thence South 6° 44' 47" West 181.05 feet to an iron pin in the northerly margin of an alley; thence with the said margin of said alley North 84° 40' 46" West 40.00 feet to an iron pin; thence North 6° 44' 36" East 181.54 feet to an iron pin to the point of beginning and containing 7,250.31 square feet more or less.
>
> Being the same property conveyed to Charles J. Dobbs, Jr., d/b/a Dobbs Construction, by warranty deed from Mrs. Giles Country Kitchen of Tennessee, Inc., of record in Deed Book 6501, page 766, of the Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said parcel of real estate, have a good right to

convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 16 day of July, 1985.

CHARLES J. DOBBS, JR.
d/b/a DOBBS CONSTRUCTION

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 Charles J. Dobbs, Jr., d/b/a Dobbs Construction, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of July, 1985.

Notary Public

My commission expires: 2-14-89

A F F I D A V I T

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 16 day of July, 1985.

Notary Public

My commission expires: 2-14-89

J 2 1 5 4 7

IDENTIF. REFERENCE

JUL 17 4 19 PM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

[redacted] [redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6609 PAGE 141

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

450[illegible]-
11.70
.50
6.00
CHECK 18.20-
8735A07/17/85 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 5 4 7

IDENTIF. REFERENCE

JUL 17 4 19 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154913