3

BOOK 10750 PG 687

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Catherine M. Cavender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 19 97

Valerie D. Wright
Notary Public

MY COMMISSION EXPIRES: 3/3/99
(AFFIX SEAL)

TCB-ATTY-97-1832

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076

111 W. College Street, Murfreesboro, TN 37130 | 155 Franklin Rd., Suite 150, Brentwood, TN 37027
100 Hazel Path, Suite A, Hendersonville, TN 37075 | 118" Vultee Boulevard, Nashville, TN 37217 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine M. Cavender (NAME)	-SAME- (NAME)	P/O MAP 57
5318 Old Hickory Blvd. (ADDRESS)	(ADDRESS)	PARCEL 26 & 25
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James Bryan Lewis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine M. Cavender and Ronald L. Sixt, Both unmarried

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:

Land in Davidson County, Tennessee, being a portion of property conveyed in Deed Book 9263, Page 808, and shown as a portion of Parcel 26 on Tax Map 57, and being described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated November 3, 1997 as follows:

Beginning at an existing iron pin in the easterly margin, 25 feet from the center line of Old Hickory Boulevard, the most southwest corner of this tract, and being a corner to Dwight A. Lang (Deed Book 9688, Page 410);
THENCE, with said boulevard, North 25 degrees 43 minutes 00 seconds East for a distance of 93.70 feet to a point in the margin of said boulevard;
THENCE, continuing with said boulevard, North 28 degrees 19 minutes 12 seconds East for a distance of 152.56 feet to an iron pin set in the margin of said boulevard;
THENCE, South 78 degrees 29 minutes 15 seconds East for a distance of 1,001.85 feet to an iron pin set in the line of said Lang;
THENCE, with the line of said Lang for the next three calls as follows: South 66 degrees 03 minutes 53 seconds West for a distance of 408.46 feet to an existing iron pin;
THENCE, South 89 degrees 41 minutes 22 seconds West for a distance of 153.97 feet to an existing iron pin;
THENCE, North 75 degrees 24 minutes 07 seconds West for a distance of 586.35 feet to the beginning.

Being a portion of the same property conveyed to James Bryan Lewis by deed from Eva Arlene Cash, Conservator for the Estate of Nellie M. Hale of record in Deed Book 9263, page 808, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 5318 Old Hickory Blvd., Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 10th day of December 19 97

James Bryan Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Bryan Lewis, unmarried

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 Brentwood, Tennessee, this 10th day of December, 19 97.

Commission expires 3/3/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

98 JAN -7 PM 3:49

REGISTER

IDENTIF. & REFERENCE

038804

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

x

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

9752 01/07 03CHECK 249.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10750 PG 689

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

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
TOTAL	249.50
CHECK	249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 9752

0388041
IDENTIF. & REFERENCE

98 JAN -7 PM 3:49

REGISTER
DAVIDSON COUNTY, TN.

No.1240422