BOOK 10961 PG 971

WARRANTY DEED

EWBT-98-2308

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES 9-20-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217
55[illegible] Pkwy., Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 350, Brentwood, TN 37027
1885 C.H. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Patricia A. Curtis (NAME)	Wilson Bank & Trust (NAME)	053-16-63.01
317 Pitts Avenue (ADDRESS)	623 West Main Street (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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 Deatrick, Jr. and Marty Penix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Curtis and husband, Michael L. Curtis and Joni Cook and husband, Ralph D. Cook

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 the 2nd, formerly 4th Civil District of Davidson County, Tennessee, and being described according to a survey by Dye Surveyors, dated October 26, 1974, as follows:

Beginning on the northerly margin of Pitts Avenue at an iron pin being the southwest corner of the property conveyed to the City of Lakewood by deed from Mrs. Elizabeth McCormick Pinkleton, et al, of record in Book 4867, Page 426, of the Register's Office for said County; thence with said City of Lakewood's west boundary line, North 28 deg. 33 mins. East 136.9 feet; thence continuing with said City of Lakewood's southern boundary line, North 66 deg. 50 mins. West 156.3 feet to the northwest corner of the Garner proeprty; thence with same South 24 deg. 24 mins. West 135.1 feet to the northelry margin of Pitts Avenue, thence with same South 66 deg. 22 mins. East 146.4 feet to the point of beginning.

Being the same property conveyed to Marty Penix and James Deatrick, Jr. by deed from Robert M. Wilson, Jr. as Successor-Trustee of record in Deed Book 10926, page 601, 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 317 Pitts Avenue, Old Hickory, Tennessee 37138
(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 our hand s this 22nd day of May, 19 98

James Deatrick, Jr.

Marty Penix

Book 10961 Page 972

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 James Deatrick, Jr. and Marty Penix

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 22nd day of May, 19 98.

Commission expires 9-20-99

Beverly J. Heathely
Notary Public

BEVERLY J. HEATHELY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN

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

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

IDENTIF. & REFERENCE

98 JUN -4 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04460641

5965 06/04 0101 03CHECK

349.03

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

RECEIVED OF _____

FOR _____

BOOK 10961 PG 973

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 91900.00	
			CON TX 340.03	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 349.03	
			CHECK 349.03	
06/04/98	01		10:06 0001 5965	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446064
IDENTIF. ↑ REFERENCE

98 JUN -4 AM 10:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301973