WARRANTY DEED

BOOK 11164 PAGE 266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 1998.

Notary Public

MY COMMISSION EXPIRES: May 20, 2000

(AFFIX SEAL)

NOTARY PUBLIC ELIZABETH E. TIPLETT DAVIDSON COUNTY, TN LARGE

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 210, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Kern	**AmSouth Bank**	**118-10-188**
(NAME)	(NAME)	
3504 Pleasant Valley Road	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Birmingham, AL 35244**	
(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 C. Thomas and wife Andrea D. Thomas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Kern unmarried and, Georgie A. Kern unmarried**, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 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:

SEE ATTACHED EXHIBIT A

This instrument is executed on behalf of James C. Thomas and wife, Andrea D. Thomas by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11164, Page 364, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3504 Pleasant Valley Road, Nashville, TN 37204**
(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.

0502213
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 11:07
REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 16th day of October, 1998

James C. Thomas

Andrea D. Thomas

State of Tennessee
County of Davidson

On this 16th day of October, 1998 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of James C. Thomas and wife Andrea D. Thomas and acknowledged that he executed the same as the free act and deed of the said James C. Thomas And Wife Andrea D. Thomas, through Power of Attorney granted Terry DeSelms by the said James C Thomas and Wife Andrea D Thomas.

Commission expires: 5/26/2002

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Land in Davidson County, Tennessee, being Lot No. 60 on the map of Longview Manor, Sections One and Two of record in Book 1424, Page 127, Register's Office for said County.

SAID Lot No. 60 fronts 92 feet on the easterly margin of Pleasant Valley Road and extends back between parallel lines 220 feet to a dead line.

INCLUDED in the above description, but expressly excluded therefrom is that portion of the property conveyed to the State of Tennessee, by deed from James C. oliver, unmarried, of record in Book 4528, Page 897, said Register's Office, described as follows:

BEGINING, at a point in the west boundaryline of property shown as Commerce Union Bank, Trustees; said Point being the southeast corner of lot 20 on said plan; thence with said west boundary line south 1 degrees west 92 feet to the north east corner of lot 61; thence with the north boundary of lot 61 south 88 degrees west 15 feet; thence north 14 degrees 12 minutes west 95.34 feet to the south boundary of lot 59; thence with said boundary north 88 degrees east 40 feet to the point of beginning and containing 1,530 square feet.

Being the same property conveyed to James C. Thomas and wife, Andrea D. Thomas by deed of record in Book 8928, Page 142, Register's Office for Davidson County, Tennessee.

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

6030 10/21 0101 03CHECK 603.2

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

RECEIVED OF _____

FOR _____

BOOK 11164 PAGE 269

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 159000.00
				CON TX 588.30
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 603.30
				CHECK 603.30
			10/21/98 01	11:10 0001 6030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05022 13
IDENTIF. & REFERENCE

98 OCT 21 AM 11:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1361236