# WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Tracey L. Edmonds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: 3/28/02
(AFFIX SEAL)

Instr:200002230017790 Page: 1 OF 2
REC'D FOR REC 02/23/2000 12:09:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $332.63

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tracey L. Edmonds (NAME) | Century 21 Duke, Inc. Realtors (NAME) | MAP 53-3 PAR 37 |
| 1206 Cleves Street (ADDRESS) | 126 Long Hollow Pike (ADDRESS) | AND |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | MAP 44-15 pAR 328 |

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, Century 21 Duke, Inc. Realtors

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracey L. Edmonds, 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:

Being Lot No. 246 on the Resubdivision of Lots 245 and 246 The Village of Old Hickory, Section B, of record in Plat Book 11190, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said lot.

Being the same property conveyed to Century 21 Duke, Inc. Realtors by deed from Gorda Hill, Unmarried, of record in Book 11726, Page 473, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1206 Cleves Street, Old Hickory, TN 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 my hand this 16th day of February, 2000

Century 21 Duke, Inc. Realtors
By: Butch Duke, President
Butch Duke, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Butch Duke and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Century 21 Duke, Inc. Realtors the within named bargainor, and corporation, and that he as such President 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 Butch Duke as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 16th day of February, 2000 .

My commission expires 3/23/02

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE