Instr:200004170038230 Page: 1 OF 2
REC'D FOR REC 04/17/2000 12:40:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $178.71

RETURN TO:
First Title Corporation
15 Century Boulevard
Suite 101
Nashville, TN 37214

8963

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,300.00.

Subscribed and sworn to before me, this 3rd day of April, 2000.

NOTARY PUBLIC AT LARGE

My Commission Expires November 24, 2001

Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
*FIRST TITLE CORPORATION*
*15 CENTURY BOULEVARD*
*SUITE 101*
*NASHVILLE, TN 37214*

| NAME & ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| JAMES A. CARUTHERS, UNMARRIED<br>510 ARRINGTON STREET<br>NASHVILLE, TENNESSEE 37207<br><br>MAP & PARCEL NO. 082-07-0/473.00 | SAME |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

*JOSEPHINE D. DOUBLEDAY, AND HUSBAND, B. B. DOUBLEDAY, JR.,*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

*JAMES A. CARUTHERS, UNMARRIED,*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being part of Lot No. 1 on the Map of Subdivision of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, page 151, Register's Office for said County, and being known as a part of said lot shown on a survey of said Lot No. 1 made by S. M. McMurray, of record in Book 421, page 8, Register's Office for said County, and being shown as Lot No. 10 on the Map of the Subdivision of Sarah Hart's Old Homestead Tract, and described according to a copy of a survey made by T. R. Sanford, Surveyor, dated September 27, 1949. As follows:

Said Lot No. 10 fronts 43 feet on the south side of Arrington Street or Avenue and runs back between parallel lines, parallel to and 215 feet east of the east margin of North Fifty Street, 120 feet to a dead line.

Being the same property conveyed to Josephine D. Doubleday, herein by Warranty Deed from Agnes Locke and Pauline Shockley, heirs at law of Katie Mai Baker, deceased, dated March 27, 1984, and recorded April 11, 1984, in Book 6268, Page 438, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 510 ARRINGTON STREET, NASHVILLE, TENNESSEE 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 3RD DAY OF APRIL, 2000.

JOSEPHINE D. DOUBLEDAY by Attorney-in-fact
B. B. DOUBLEDAY, JR.

B. B. DOUBLEDAY, JR.

B. B. DOUBLEDAY, JR.

STATE OF TENNESSEE
COUNTY OF DAVISON

On this the 3rd day of April, 2000, before me personally appeared B. B. Doubleday, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Josephine D. Doubleday as her attorney-in-fact and acknowledged that he executed the same as the free act and deed of said Josephine D. Doubleday.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 3rd day of April, 2000.

JANIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires:

My Commission Expires November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 3rd day of April, 2000, before me personally appeared B. B. Doubleday, Jr., to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

JANIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires:

My Commission Expires November 24, 2001

Notary Public

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WARRANTY DEED

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