WARRANTY DEED

PICK-UP

Instr:200006220062180 Page: 1 OF 2
REC'D FOR REC 06/22/2000 10:59:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

#686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Nannie D. Driver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2000.

Vicki Hazelwood
Notary Public

MY COMMISSION EXPIRES: May 26, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nannie D. Driver	Nannie D. Driver	81-10-0
(NAME)	(NAME)	
1607 23RD Ave. North	1607 23RD Ave. North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Mary H. Porter FKA Mary K. Hyde, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nannie D. Driver, 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 the northerly 40 feet of the southerly 122.5 feet of Lot No. 10 on the Plan of the subdivision of Georgia Industrial Realty Company's North Nashville property, as of record in Book 421, page 188, Register's Office for said County.

Said part of Lot No. 10 fronts 40 feet on the westerly side of 23rd Avenue North and runs back between parallel lines 210 feet to a dead line.

INCLUDED BUT EXCLUDED from this conveyance is an easement described as:
Part of a tract that fronts 40 feet on the west side of 23rd Avenue North, that was conveyed to us by deed recorded in Book 1637, page 40, Register's Office for Davidson County, Tennessee, being described as the east 8.6 feet of that tract and containing 344 square feet.

Being the same property conveyed to Mary K. Hyde, by deed of record in Book 6333, Page 976, Register's Office for Davidson County, Tennessee.

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

unimproved ☒
This is improved ☐ property, known as 1607 23RD Ave. North, Nashville, TN 37218
(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/our hand(s) this 21st day of June, 2000.

Mary H. Porter

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 Mary H. Porter with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2000.

Commission expires: May 26, 2002

Notary Public