** Being re-recorded to correct legal description

Box 30

169

# WARRANTY DEED

STACY M. GAFFORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF February, 2000

Notary Public

My Commission Expires 08-20-03

MY COMMISSION EXPIRES: 08/20/03
(AFFIX SEAL)

Instr:200003160026872 Page: 1 OF 2
REC'D FOR REC 03/16/2000 9:28:48AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $18.50

**THIS INSTRUMENT WAS PREPARED BY**

American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dennis Bethuy | | 41-64 |
| (NAME) | (NAME) | |
| 1302 Bell Grimes Rd | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37207 | | |
| (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, George Antonio Figueroa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Bethuy

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:

Property located at: 1302 Bell Grimes Lane, Nashville, Davidson County, State of Tennessee, 37207, AND:

Being part of the West part of Lot No. 3, on the Map of the Lands of K.J. Morris, deceased, as of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the center line of Bells Lane 508 feet East of Mrs. Jackson southeast corner, said point being 5 feet west of the cneter line of a 20-foot Avenue as located by this instrument; thence northerly 830 feet more or less to a point in the West margin of said 20 foot lane, which point is south 87 deg. 45' east 416 feet from Mrs. Jackson's east line; thence South 87 deg. 45 east 154.3 feet to a point in the northwest corner of the property conveyed to henry T. Beasley, Jr. and wife, by deed from C.L. Parker and wife, as of record in Book 1880, page 237, Register's Office for Davidson County, Tennessee; thence with Beasley's west line, southerly 830 feet more or less to the center line of Bells Lane; thence with the center line of said Lane north 87 deg. 45' west 184 feet to the point of beginning.

Being the same property conveyed to George Antonio Figueroa on 10/24/96, by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, filed for record on 10/29/96, in Book 10240, page 509, Register's Office for Davidson County, Tennessee.

)nt. on next page)

**RE-RECORD**

Instr:200006280064174 Page: 1 OF 2
REC'D FOR REC 06/28/2000 10:07:32AM
RECORD FEE: $10.00
T. TAX: $0.00 T. TAX: $0.00

unimproved ( )
This is improved ( X) property, known as 1302 Bell Grimes Rd. Nashville, Tennessee 37207
(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 29th day of FEBRUARY, 2000

George Antonio Figueroa

George Antonio Figueroa

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 George Antonio Figueroa

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 29th day of February, 2000.

Commission expires _____

My Commission Expires 06-20-03

Notary Public

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 _____, _____.

My commission expires _____

Notary Public

(CONT)

Together with the Joint Driveway Easement of record in BOok 11232, Page 858, Register's Office of Davidson County.

Included but to be excluded from the description hereinabove shown in that portion of the premises conveyed to Metropolitan Government of Nashville& Davidson Co., Tennessee, by Jean Shepard Hawkins, by deed of record in Book 3990, page 577, said Register's Office and being described as follows:
Beginning at a point in the northerly margin of the present Bell GrimesLane, 506 feet east of Mrs. Jackson's southeast corner, said point being 5 feet west of the centerline of a 20 foot Avenue; thence North 2 deg 30 min East 8.5 feet to a point where the west margin of said 20 foot Lane intersects the new relocated northerly margin of Bell Grimes Lane; thence South 88 deg 44 min 30 sec East 184.0 feet along the new relocated northerly margin of Bell Grimes Lane to a point; thence South 3 deg 00 min West 8.5 fet to a point in the northerly margin of the present Bell Grimes Lane; thence with the northerly margin of the present Bell Grimes Lane; North 88 deg 44 min 30 sec West 184.0 feet to the point of beginning, and containing 0.04 acres, more or less.