# WARRANTY DEED

TRACY LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires
May 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Judy Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2000.

Tracy Love
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 |
|---|---|---|
| Charles D. Dowdy | Southeastern Mortgage of TN | 51-3-121 |
| (NAME) | (NAME) | |
| 612 Barbara Drive | 115 29th Avenue South | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Nashville, Tennessee 37212 | |
| (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, John R. Erbey and wife, Barbara T. Erbey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. Dowdy, 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:

Land in Davidson County, Tennessee, being Lot No. 74 on the Map of Section Two, Pleasant Acres, of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.
Said Lot No. 74 fronts 79.07 feet on the northeasterly side of Barbara Drive and runs back between lines, 219.88 feet on the northwesterly and northerly line, and 217 feet on the southeasterly and easterly line to a point in the rear.

Being the same property conveyed to John R. Erbey and wife Barbara T. Erbey, by deed of record in Book 9396, Page 930, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of John R. Erbey and wife Barbara T. Erbey by Elaine E. Moore as their Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith, in the 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 612 Barbara Drive, Madison, TN 37115
(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.

Instr:200007200071537 Page: 1 OF 2
REC'D FOR REC 07/20/2000 8:27:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $325.60

Witness my/our hand(s) this 15th day of June, 2000.

John R. Erbey by Elaine E. Moore attorney in fact
John R. Erbey

Barbara T. Erbey by Elaine E. Moore attorney in fact
Barbara T. Erbey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of June, 2000, before me personally appeared Elaine E. Moore, the person who executed the foregoing instrument on behalf of John R. Erbey and wife Barbara T. Erbey and who acknowledged that she executed the same as the free act and deed of the said John R. Erbey and wife Barbara T. Erbey, through Power of Attorney granted her by the said John R. Erbey and wife Barbara T. Erbey. Being recorded simultaneously herewith.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett
Elizabeth E. Triplett Notary Public

