WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/00 09:28 2pgs
Fees:11.00 Taxes:1004.55

20000929-0096308

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$271,500.00**

Oneta Varnado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF SEPTEMBER, 2000.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oneta W. Varnado	**Oneta W. Varnado**	**131-12-113**
(NAME)	(NAME)	
1013 Battery Lane	**1013 Battery Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220	**Nashville, TN 37220**	
(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, **Douglas W. Varnado and wife, Linda G. Varnado**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oneta W. Varnado, 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 part of Lot No. 29 on the Plan of Zenaida Place, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, bearing the dates of October 4, and November 23, 1951, as follows:

Beginning in the center of Battery Lane at the northeast corner of the property conveyed to Ewing C. Drumright, Jr., and wife, by deed from Lorena and Ruby Shemwell, of record in Book 2027, page 147, Register's Office for said County, thence, with the easterly boundary line of said Drumright property, South 5 degrees West 697 feet to a stake in the northerly margin of an old lane, said point being Drumright's southeasterly corner; thence, South 5 degrees West 13.7 feet to an iron pin in the center of an old private lane; thence, South 86 degrees East 183 feet, more or less, to an iron pin at the southeasterly corner of said Lot No. 29, thence in a northerly direction along a wire fence, as shown on said survey, 709.5 feet to the center line of Battery Lane; thence along the same, North 86 degrees 30 feet west 117 feet to the beginning, containing 2.88 acres, more or less, including the area contained within Battery Lane.

Being the same property conveyed to Douglas W. Varnado and wife, Linda G. Varnado by deed from Gail Pigg, Trustee of record in Book 8109, page 595, said Register's Office, and by deed of record in Book 4537, page 616, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); and (b) Sewer easement of record in Book 4306, page 259, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1013 Battery Lane, Nashville, TN 37220**
(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 our hand(s) this 28th day of September, 2000.

Douglas W. Varnado

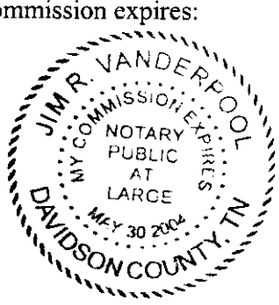
Linda G. Varnado

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named **Douglas W. Varnado and Linda G. Varnado**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this **28th day of September, 2000.**
Commission expires:



Jim R. Vanderpool Notary Public