Davidson County DEEDWARR
Recvd: 09/29/00 14:41 2pgs
Fees:11.00 Taxes:259.00

20000929-0096529

WARRANTY DEED

N--FM-00-4184

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Ellis	Countrywide Home Loans	
703 Madison Blvd. (ADDRESS)	750 Old Hickory Blvd #180 (NAME) (ADDRESS)	52-1-289.01
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS E. HALE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GERALD ELLIS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of Lots No. 13 and 14 on the Plan of Block "L" on the Revised Plan of Power & Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, and more particularly described according to an unrecorded survey made by E. Medlin, Surveyor, dated March 28, 1964, as follows:

Beginning at a point in the east margin of Madison Boulevard at a point 110 feet south of the southwest corner of Neely's Bend Road and Madison Boulevard; thence in a southerly direction along the east margin of Madison Boulevard 72.2 feet to a point; thence easterly 200.8 feet to a point in the common boundary between lots No. 14 &15; thence northerly toward Neely's Bend Road along the common boundary line of Lots No. 14 &15, 61 feet to a point being 110 feet south of the southerly margin of Neely's Bend Road; thence northwesterly 101.85 feet to a point being 90 feet south of the southerly margin of Neely's Bend Road; thence southwesterly 101.85 to the point of begininng.

Being the same property conveyed to Thomas E. Hale by deed of record in Book 8863, Page 556, Register's Office for Davidson County, Tennessee, Date of this transaction 2-9-93.

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

unimproved ( )
This is improved (X) property, known as 703 Madison Blvd., Madison, Tennessee 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.

Witness my/our hand(s) this 26th day of September, 2000.

Thomas E. Hale

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Thomas E. Hale , the bargainor (s), 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 Madison, Tennessee, this 26th day of September, 2000.

My Commission Expires: 5/30/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 26th day of September, 2000.

My Commission Expires 5/30/04

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138