WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/00 11:10 2pgs
Fees:11.00 Taxes:348.91

20001108-0111011

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,300.00**

Sharon Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **3RD** DAY OF **NOVEMBER, 2000.**

Bobbie Carney
Notary Public

MY COMMISSION EXPIRES: ~~February 18, 2001~~ 3-24-2001

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Mallory	John M. Mallory	**118-1-326**
(NAME)	(NAME)	
904 Halcyon Avenue	342 Valeria	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37211	
(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, **William E. Abernathy Sr. and wife Linda E.W. Abernathy**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. Mallory, a single man**, 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. 42 on the Plan of W.D. Gale's Kirkwood Addition, of record in Plat Book 332, Page 76, Register's Office for said County, to which reference is made for a more complete description.

Said lot fronts 50 feet on the northerly side of Halcyon Avenue and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Ewing Abernathy and wife, Rosa Bell Abernathy by deed from Douglas Edward Hosse and wife, Lela B. Hosse of record in Book 4063, Page 441, Register's Office for Davidson County, Tennessee. The said Rosa Bell Abernathy having since died in 1968, divesting property to Ewing Abernathy as her surviving spouse. The said Ewing Abernathy, Sr., a/k/a Ewing Abernathy, conveyed to Edward A. Sadler, Jr., Trustee, who conveyed to Ewing Abernathy, Sr. and Willliam E. Abernathy, Sr. for the purpose of creating a joint tenancy with the right of survivorship by quitclaim Deed of record in Book 5900, Page 113, Register's Office for Davidson County, Tennessee. Ewing Abernathy Sr. having since died in 1990 divesting property to William E. Abernathy,, Sr. as surviving tenant.

Linda E.W. Abernathy executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as **904 Halcyon Avenue, Nashville, TN**

(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 **3rd day of November, 2000**.

William E. Abernathy Sr.

William E. Abernathy Sr.

Linda E.W. Abernathy

Linda E.W. Abernathy

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 William E. Abernathy, Sr. and Linda E.W. Abernathy 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 Davidson, Tennessee, this 3rd day of October, 2000.

Notary Public

Commission expires:

2-18-01

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE