WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,900.00

Don W. Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2000.

Jeannie Bradshaw
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEANNIE BRADSHAW NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, Inc., 104 Cardinal Drive, Suite 102, Madison, TN 37115
My Commission Expires JUNE 12, 2004

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don W. Myers	Don W. Myers	72-9-296
(NAME)	(NAME)	
904 Fairwin Ave.	904 Fairwin Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, Charles E. Warren Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don W. Myers, a single person, 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 48 on the Plan of Eskridge's Subdivision of part of the W. B. Franklin Property, as of record in Book 547, Page 52, Register's Office for said County.

Said Lot No. 48 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Charles E. Warren, Jr. by QuitClaim Deed from Connie Darline Warren of record in book 8945, Page 46, Register's Office for Davidson County, Tennessee and by deed from Harold P. Hudgins and wife, Kolleen B. Hudgins to Charles E. Warren, Jr. of record in Book 7207, Page 473, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 904 Fairwin Ave., Nashville, TN 37216
(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 20th day of October, 2000.

Charles E. Warren Jr., By: Charles E. Warren, Sr., Atty-in-Fact

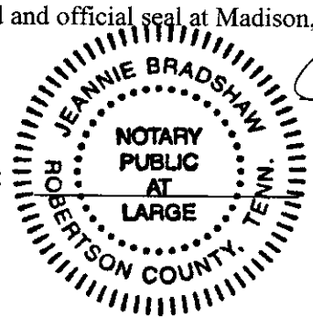
Davidson County DEEDWARR
Recvd: 11/08/00 11:29 2pgs
Fees:11.00 Taxes:254.93
20001108-0111037

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18th day of October, 2000, before me personally appeared Charles E. Warren, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles E. Warren, Jr., and who acknowledged that he executed the same as the free act and deed of the said Charles E. Warren, Jr. by virtue of that Power of Attorney, duly executed by the said Charles Warren, Sr. and appearing of record in Book ** _____, page _____, of the Register's Office of Davidson County, Tennessee. ** being recorded simultaneously herewith

Witness my hand and official seal at Madison, TN, this 20th day of October, 2000.



Jeannie Bradshaw
Notary Public

My Commission Expires:

My Commission Expires JUNE 12, 2004