WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/00 15:10 2pgs
Fees:11.00 Taxes:288.23

20001205-0119727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Pamelia A Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2000.

Elizabeth E Taylor
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
Pamelia A. Nichols	Pamelia A. Nichols	64-9-131
(NAME)	(NAME)	
4220 Old Hickory Blvd.	4220 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, Bernard Nelson Deal, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamelia A. Nichols, 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:

Being the northerly 45 feet of Lot 18 of Block 4, on the plan of Berryville, as of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot 18 fronts 45 feet in the easterly side of Old Hickory Boulevard, and extends 150 feet between parallel lines to a dead line measuring 45 feet.

Being the same property conveyed to Bernard Nelson Deal unmarried, by deed of record in Book 10903, Page 945, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Bernard Nelson Deal by Sandy Torphy as his 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 4220 Old Hickory Blvd., Old Hickory, TN 37138
(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 29th day of November, 2000.

Bernard Nelson Deal by Sandy Torphy Atty in Fact

Bernard Nelson Deal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of November, 2000, before me personally appeared Sandy Torphy, the person who executed the foregoing instrument on behalf of Bernard Nelson Deal and who acknowledged that she executed the same as the free act and deed of the said Bernard Nelson Deal, through Power of Attorney granted her by the said Bernard Nelson Deal.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett V.H.

Notary Public

Victor Howard

VICTOR HOWARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.