Davidson County DEEDWARR
Recvd: 03/16/01 11:14 2pgs
Fees:11.00 Taxes:194.25

20010316-0025298

WARRANTY DEED

H-DENNIS-01-1187

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF March, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires OCT. 25, 2003

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
Myers E. Brown	(NAME)	
408 Jones Street	212 Madison St. (ADDRESS)	044-11-0-152.00
(ADDRESS) Old Hickory, Tennessee 37138	Madison Tn. 37115	
(CITY) (STATE) (ZIP)	(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 ESTATE OF SOPHIA B. EDDINS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MYERS E. BROWN A SINGLE MAN, 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 Lot No. 5 of Section "A" on the plan of E.I. DuPont DeNemours and Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for said County, described as follows:

Beginning on the westerly margin of Jones Street, at the corner of Lots No. 4 and 5; thence with the line between said lots, westwardly 92.9 feet to the corner of Lots Nos. 4,5, 9 and 10; thence with the line between Lots Nos. 5 and 10, southwardly 70 feet to the northerly margin of said Street, eastwardly 82.8 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet, to the westerly margin of Jones Street; thence with the westerly margin of said Street, northwardly 59.9 feet to the beginning.

Being the same property conveyed to Harry Eddins and wife, Sophia B. Eddins by deed of record in Book 4087, Page 11, the said Harry Eddins having since died property now vest in Sophia B. Eddins , the said Sophia B. Eddins having since died the property now vest in the Hier-at-law namely Charles Thomas Eddins, Register's Office for Davidson County, Tennessee.

This is the same legal description as previous deed.

unimproved ( )
This is improved (X) property, known as 408 Jones Street, Old Hickory, Tennessee 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 6th day of March, 2001.

Charles T. Eddins, Adm Charles T. Eddins

Estate of Sophia B. Eddins

STATE OF Tennessee
COUNTY OF Davidson

Charles T.

Personally appeared before me, , a Notary Public in and for said County and State, the within named ~~Estate of~~ Sophia B. Eddins, , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of Administrator of the Estate of Sophia B. Eddins and Charles N. Eddins, individually and heir at law of Sophia B. Eddins

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 ~~Old Hickory~~ Madison, Tennessee, this 6th day of March, 2001.

My Commission Expires:

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

My Commission Expires OCT. 25, 2003

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 6th day of March, 2001.

My Commission Expires _____

_____
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