Box 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/01 09:15 2pgs
Fees:11.00 Taxes:66.60

20010322-0027641

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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
Lucky C. Maze , I	Lucky C. Maze I	**135-338**
(NAME)	(NAME)	
UNA Recreation Road	190 UNA Rec. Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville TN 37217	
(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, **Frances Darlene Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucky C. Maze , I and Lucky C. Maze , II**, 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:

A tract or parcel of land In the 2nd Civil District of Davidson County, Tennessee, as follows:

Beginning at an iron pin on the easterly margin of a dirt road at the northwesterly corner of Dilmus Smith's property; thence easterly with said Smith's property 360 feet to an iron pin; thence northerly 420 feet to an iron pin; thence westerly 393 feet to an iron pin on the easterly margin of said dirt road; thence with the easterly margin of said dirt road southerly 219 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Frances Darlene Smith by deed of record in Book 5008, Page 472, 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 **UNA Recreation Road, 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 **28th day of February, 2001**.

Frances Darlene Smith

Frances Darlene Smith

State of Texas County of Harris

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Frances Darlene Smith 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 5th Tomball March Texas this 5th day of ~~February, 2000~~. March 2001

Commission expires: 09/19/2004

Notary Public

LORETTA POWELL
Notary Public, State of Texas
My Commission Expires 09/19/2004