WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/01 17:51 2pgs
Fees:11.00 Taxes:288.60

20010402-0031810

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-11-02

(AFFIX SEAL)

DEDRA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Duffey, Sr.	Jerry D. Duffey, Sr.	91-07
(NAME) 5215 Kentucky Avenue	(NAME) 5215 Kentucky Avenue	Parcel 362.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Doris L. Hodges, an unmarried person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry D. Duffey, Sr., an unmarried person, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1

Land in Davidson County, Tennessee, being the abandoned Western Portion of 53rd Avenue North between Kentucky Avenue and an alley to the rear thereof on a plan of record in Book 4929, Page 918 of the Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the southerly side of Kentucky Avenue beginning at the North East corner of the property deeded to William Howard Hodges and wife, Doris L. Hodges of record in Book 3702, Page 425 R.O. D. C. thence in a easterly direction 50 feet to the center of formerly 53rd Avenue North, thence South 150 feet and parallel with the easterly margin of the William Howard Hodges property, thence Westerly 50 feet to the south east corner of the William Howard Hodges property, thence along the easterly margin on the William Howard Hodges property to the point of beginning.

Tract No. 2

Being Lot No. 1202 and 1204 of Block No. 183, Plan No. 1 , West Nashville, as shown of record in Book 57, Page 74, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot Nos. 1202 and 1204 front together 60 feet on the southerly side of Kentucky Avenue and runs back between parallel lines with the westerly margin of 53rd Avenue North, formerly 12th Street, 150 feet to an alley.

For source of title reference is hereby made to Book 6224, Page 436, Register's Office of Davidson County, Tennessee. Also reference is hereby made to Book 3702, Page 425, said Register's Office.

William Howard died on August 12, 1991.

Subject to restrictions as shown of record in Book 4929, Page 918, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 5215 Kentucky Avenue, Nashville, TN 37209
(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 March, 2001.

Doris L. Hodges

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Doris L. Hodges, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 29th day of March, 2001.

Commission expires: 5-11-02

Delaina D. Davis Notary Public

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE