Davidson County DEEDWARR
Recvd: 04/12/01 10:55 3pgs
Fees:15.00 Taxes:1076.33

20010412-0036021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2001.

Notary Public

MY COMMISSION EXPIRES: 9-28-2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY

My Commission Expires SEPT. 28, 2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Mabry	Bank of America Mortgage	104-14-87
(NAME)	(NAME)	
2901 Westmoreland Drive	2059 Northlake Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Tucker, GA. 30084	
(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,

WILLIAM CHOATE AND WIFE, NANCY CHOATE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DONALD R. MABRY AND WIFE AMY C MABRY

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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2901 Westmoreland Drive, ,

(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 16th day of March, 2001.

William Choate

Nancy Choate

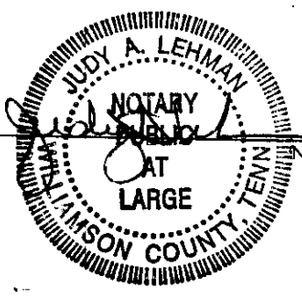
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Choate and wife, Nancy Choate, 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 Nashville , Tennessee this 16th day of March, 2001

Commission expires: 3-30-03



Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 37 and the easterly 5 feet of Lot No. 38 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, of the Register's Office for Davidson County, Tennessee. Said Lot No. 37 and the easterly 5 feet of Lot No. 38 are described together as follows:

Beginning on the southerly margin of Westmoreland Drive 5 feet westerly from the corner of Lots 37 and 38; thence southerly 186 feet to the northerly margin of an alley; thence with said alley easterly 70 feet, more or less, to the westerly margin of 29th Avenue South, thence with the westerly margin of said Avenue, northerly to the beginning of a curve; thence around said curve northwesterly to the southerly margin of said Drive; thence with the southerly margin of said drive westerly to the beginning.

Included in the above description, but excluded therefrom, is that part of said property conveyed to J.J. Ray and wife, Ruth D. Ray, be deed from S.A. Weakley and wife, Mary D. Weakley, of record in Book 2195, page 585, Register's Office for said County and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: In the city of Nashville, on the south side of Westmoreland Drive. Beginning at a point sixty-one (61) feet, more or less, from the northwest corner of the J.J. Ray and wife, tract of land, said point being at the eastern edge of the eastern concrete driveway strip and seven feet four inches (7'4") more or less eastward from the east face of a concrete wall and on the southern margin of the sidewalk, said point being the corner of the S.A. Weakley and wife and the J. J. Ray and wife tracts of land, thence eastward one foot more or less to the western face of a stone wall. Thence in a general southerly direction along the various courses of the western face of the said stone wall one hundred and eighty-six (186) feet more or less to a point on the northern margin of an alley, said point being the corner of the S.A. Weakley and wife and the J. J. Ray and wife tracts of land, thence in a general northerly direction one hundred and eighty-six (186) feet more or less in a straight line to the point of beginning. The strip of land described herein is three and one-half (3 ½) feet more or less with at its widest point, opposite the southeast corner of the J. J. Ray and wife residence.

Being the same property conveyed to William J. Choate and wife, Nancy H. Choate by deed from Victoria E. Janson (formerly known as Victoria W. Franks) and husband, Michael Lee Bierly of record in Book 9633, Page 901, Register's Office for Davidson County, TN.