Davidson County DEEDWARR
Recvd: 04/18/01 15:01 2pgs
Fees:11.00 Taxes:74.00

20010418-0038476

WARRANTY DEED

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAR. 29, 2003

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF APRIL 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-29-03

THIS INSTRUMENT PREPARED BY:	Richard Hedgepath, Jr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Tim J. Banks, and wife Sharon J. Banks	Same	Map 91-09 Parcel 314
4411 Nevada Ave.		
Nashville, TN 37209		

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, **Edgar J. Wilson and wife, Gertrude Wilson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tim J. Banks and wife, Sharon J. Banks,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING land in the First Civil District, Twenty-Second Councilmanic District, Nashville, Davidson County, Tennessee, located on Ivy Street, east of Croley Drive. Said land may be further identified as Lot Two, Wilson Subdivision, as of record in Instrument #20010112-0004065, R.O.D.C. and being more particularly described as follows:

BEGINNING at a 5/8" iron pin found in the southerly right-of-way line of Ivy Street at the northeast property corner of Bradley E. Jacobs, as of record in Deed Book 9594, Page 195, R.O.D.C.;

THENCE, with the southerly right-of-way line of Ivy Street, S 85° 29' 00" E, 50.00 feet to an iron pin set with cap MES 1649 at the northwest corner of Lot 1 of the above mentioned plat;

THENCE, with the westerly property line of Lot 1, S 04° 31' 00" W, 190.00 feet;

THENCE, leaving said line N 85° 29' 00" W 50.00 feet to an iron pin found at the southeast corner of Bradley E. Jacobs;

THENCE, with the easterly line of Jacobs, N 04° 31' 00" E, 190.00 feet to the point of beginning.

CONTAINING 9500 square feet or 0.22 acres, more or less, according to a Subdivision Plat entitled Wilson Subdivision, prepared by Sawyer Land Surveying, Mark E. Sawyer,

R.L.S., Tennessee License 1649, dated 12-05-2000 and of record in Instrument #20010112-0004065, R.O.D.C.

BEING a portion of the property conveyed as a life estate to Mary Patterson Barrett, and the remainder interest to Edgar J. Wilson and wife, Gertrude Wilson, by quitclaim deed from Mary Patterson Barrett to Jerry L. Vance, Trustee, and from Jerry L. Vance, Trustee, of record in Book 6945, Page 834, Register's Office for Davidson County, Tennessee.

There is a 20 foot public utility easement running across the entire front of this property.

Mary Patterson Barrett died on August 18, 1996.

This is not the same description as in the previous deed of record.

This is unimproved property known as:

6369 Ivy St.	**Nashville,**	**TN**	**37209**
(House Number & Street)	(City)	(State)	(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 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 / or any encumberances of record; 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 hands this 18 day of April 2001.

Edgar J. Wilson – Grantor

Gertrude Wilson – Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar J. Wilson and wife, Gertrude Wilson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of April 2001.

NOTARY PUBLIC

My commission expires: 03-29-03

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003