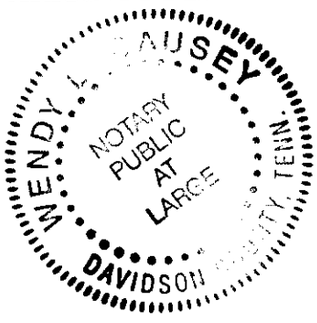
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 04/24/01 16:05 2pgs
Fees:11.00 Taxes:428.83

20010424-0040755

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger C Dunn Jr.	1st Trust Bank for Savings	Map 138
(NAME) 3763 Couchville Pike	(NAME) P.O. Box 17257	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Memphis Tennessee 38187-0257	Parcel 71
(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 H. Thomas , An Unmarried Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger C Dunn Jr. , An Unmarried Person, 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:**

Land in Davidson County, formerly the First District of Rutherford County, Tennessee, and described according to an unrecorded survey made by J.R. Wauford and Company, Engineers, on March 14, 1959, as follows: To Wit:

Beginning at an iron pin in Couchville Pike; thence south 3 degrees 00' west 1023.5 feet to an iron pin; thence south 86 degrees 30' west 172 feet to a point adjoining a private road; thence north 3 degrees 00' east 1010.5 feet along the margin of the private road to an iron pin in the margin of Couchville Pike; thence north 89 degrees 00' east to an iron pin, the point of beginning.

Being the same property conveyed to Frances H. Thomas , An Unmarried Person by deed from Raymond Kelton and wife, Jimmie kelton of record in Deed Book 7045, page 181, Register's Office for said County. Alfred P. Hollins executed this instrument on behalf of Frances H. Thomas pursuant to Power of Attorney of record in Instrument Number 20010329-0030561, Register's Office for Davidson County, Tennessee.

Soil Absorption Agreement in Book 7207, Page 946, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3763 Couchville Pike, Hermitage, TN 37076

(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 20th day of April, 2001.

Frances H. Thomas

Frances H. Thomas, by
Alfred P. Hollins
Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 4/20/2001, before me personally appeared Alfred P. Hollins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frances H. Thomas, unmarried, and who acknowledged that she executed the same as the free act and deed of the said Frances H. Thomas by virtue of that Power of Attorney, duly executed by the said Frances H. Thomas and appearing of record in Book 20010329-0030561, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 20th day of April, 2001

My Commission Expires: 3/23/03

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

File Number2104048
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122