WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/01 13:56 2pgs
Fees:11.00 Taxes:610.50
20010425-0041128

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 2001
NOTARY PUBLIC
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires MAR. 29, 2003

JACQUELINE C. BROWN NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Mason		082-16-0
(NAME)	(NAME)	
617 Boscobel St.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(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, Josh R. Touchton and wife, Heather M. Touchton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Mason, unmarried

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:

Property located at 617 Boscobel Street, in the City of Nashville, and the County of Davidson, and the State of Tennessee, with the Zip Code of 37206 is described as follows:

Being Lot No. 22 on the Plan of Williams' First Addition to Edgefield, now East Nashville, of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50.0 feet on the northerly side of Boscobel Street and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Josh R. Touchton and wife, Heather M. Touchton by deed dated 05-31-95, from James L. Chrisman and wife, Ruby Marion Chrisman, filed for record on 06-02-95, in Book 9688, page 961, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 617 Boscobel St., Nashville, Tennessee 37206
(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 our hand s this day of

Josh R Touchton by Heather M. Touchton Attorney in fact
Josh R. Touchton

Heather M. Touchton
Heather M. Touchton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather M. Touchton, 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, and who further acknowledged that she is the Attorney in Fact for Josh R. Touchton, and is authorized to execute the within instrument as the free act and deed of Josh R. Touchton.

Witness my hand and official seal this 18th day of April, 2001.

My commission expires:

NOTARY PUBLIC

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003