WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES Nov. 26, 2002

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy D. Dickens	GB & T Mortgage	95-8-20
(NAME)	(NAME)	
241 Ridgeway Drive	1321 Murfreesboro Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37217	
(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, Estate of Charles Puryear. Dickens, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy D. Dickens, 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, Tennessee, being part of Lot No. 137 on the Map of Eva-Mor Heights, Section II, of record in Book 1835, Page 30, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Ridgeway Drive, corner of Lots No. 136 and 137; thence with the line between said Lots, southerly 107.18 feet to the corner of Lot No. 138; thence with the line between Lots No. 137 and 138, easterly 105 feet to the west margin of Rachel Road; thence with the margin of same, northerly 57.87 feet to a point; thence continuing with the margin of said road, around a slight curve, northerly 76.15 feet to a point; thence continuing with the margin of said road, northerly 7.78 feet to the point of the beginning of the curve; thence around said curve, westerly 39.15 feet to a point in the south margin of Ridgeway Drive; thence with the margin of same, westerly 84.12 feet to the beginning.

Being the same property conveyed to Charles P. Dickens, by deed of record in Instrument No. 20000606-0056618, Register's Office for Davidson County, Tennessee. The said Charles P. Dickens having since died.

Christopher Fuson Dickens was appointed Executor in the Probate Court of Davidson County reference Docket No. 00P1850 and Will Book 238, Page 823.

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

unimproved ☐
This is improved ☒ property, known as 241 Ridgeway Drive, Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 05/07/01 12:40 2pgs
Fees:11.00 Taxes:301.55

20010507-0046781

Witness our hands this 3rd day of May, 2001.

Estate of Charles Puryear Dickens

By: Christopher Fuson Dickens, Executor

Christopher Fuson Dickens, Executor

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Christopher Fuson Dickens with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the executor of the Estate of Charles Puryear Dickens and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Charles Puryear by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of May, 2001.

Commission expires: ~~May 26, 2002~~ 5-07-03

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Elizabeth E. [illegible] Notary Public