Davidson County DEEDWARR
Recvd: 07/02/01 11:13 2pgs
Fees:13.00 Taxes:3.70

20010702-0069698

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ ~~1000.00~~ 10.00

Jacqueline E Morgan Davis
Affiant

Subscribed and sworn to before me on this 2nd day of July 2001.

Notary Public

My Commission Expires: My Commission Expires July 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000.00
Jacqueline E Morgan Davis
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 2001.
Deputy Register

This Instrument Was Prepared By:

Fred C. Dance
238 Public Square
Franklin, Tennessee 37064

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Jacqueline E. Morgan Davis 226 Pepper Ridge Circle Antioch, TN 37013	New Owner	108-1-53

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Margie A. Bargatze, a widow, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jacqueline E. Morgan Davis, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee and being part of Lot No. 1 on the plan of Malvin Heights of record in Book 2330, page 83, Register's Office of Davidson County, Tennessee, Lot No. 1 was re-subdivided and recorded in Instrument No. 20010205-0010881 and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 16, 2000 and known as Job No. 000219 as follows:

Beginning at a point on the northerly margin of Elm Hill Pike, said point of beginning being the original southernmost common corner of Lots 1 & 2 of Malvin Heights of record in Book 2330, page 83, Register's Office of Davidson County, Tennessee, thence with the margin of Elm Hill Pike and a curve to the left having a radius of 5730.00' and a long chord of 21.99', said chord having a bearing of N 60 degrees 21' 54" W a distance along the curve of 21.99' to an iron pin; thence with the new Common Line of Lots 1 & 2 of the First Revision of Malvin Heights of record in Instrument No. 20010205-0010881 R.O.D.C., Tn., N 29 degrees 38' 12" E 173.30' to an iron pin; thence with the original northerly line of Lot No. 1 S 64 degrees 09' 13" E 22.00' to a concrete monument found; thence with the said original common property line of lots 1 & 2 S 29 degrees 37' 22" W 174.76' to the point of beginning, containing 3823 square feet.

Being part of the same property conveyed to Kenneth F. Bargatze et ux deed of record in Book 5359, page 555 Register's Office of Davidson County, Tennessee. The said Kenneth F. Bargatze having since died.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 18th day of June 2001.

GRANTOR:

Margie A. Bargatze

Margie A. Bargatze

Personally appeared before me, Margie A. Bargatze, with whom I am personally acquainted, and who acknowledges that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 18th day of June 2001.

My Commission expires: My Commission Expires Nov. 30, 2002

Notary Public

