Davidson County DEEDWARR
Recvd: 07/24/01 13:36 2pgs
Fees:13.00 Taxes:146.15
20010724-0078357

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

| NAME/ADDRESS/PROPERTY OWNER: | PROPERTY TAXES TO: | MAP-PARCEL |
|---|---|---|
| Sean Queen | Sean Queen | 13D-13850 |
| 3297 Hinkle Drive | 3297 Hinkle Drive | 80-8 136 |
| Nashville, TN 37218 | Nashville, TN 37218 | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,500.00

(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 24th DAY OF July, 2001.

Toni Barrett
Notary Public
MY COMMISSION EXPIRES: 5-30-04
(affix seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, Marjorie Carter BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean Queen. HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

**Being** Lot No. 167 on the Plan of Bordeaux Hills, Section III, as of record in Book 3600, page 34, Register's Office for said County.

Said lot fronts 85 feet on the southerly side of Hinkle Drive and runs back 112 feet on the easterly line and 100.6 feet on the westerly line to a dead line in the rear on which it measures 42.28 feet.

Being the same property conveyed to Marjorie S. Howell and Fannette S. Grimes, by deed from Carrie Mai Wood Williams, as of record in Book 4700, page 439, said Register's Office, the said Marjorie S. Howell and Fannette S. Grimes having since died survived by their sole heir, Marjorie Carter.

**THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.**

This is improved (X) property, known as 3297 Hinkle Drive, Nashville, TN 37218.

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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 24 day of July, 2001.

Marjorie Carter

Marjorie Carter

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Marjorie Carter the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2001.

Toni Barrett

NOTARY PUBLIC

My Commission Expires: 5-30-04

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY