Realty
484

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $73,235.00

Affiant

Subscribed and sworn to before me, this 20th day of July, 2001.

Notary Public
My commission expires: 05/30/04

Davidson County DEEDWARR
Recvd: 07/26/01 11:59 2pgs
Fees:13.00 Taxes:270.97
20010726-0079436

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| April D. Allen<br>1117 Snow Avenue<br>Madison TN 37115 | NEW OWNER | 43-02-019 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lee R. McCluskey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to April D. Allen, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT 1

Being part of Lot No. 7 in the Subdivision of Lot 27 and part of Lot 29 in Dixie Pure Food Company Subdivision, as recorded in Plan of record in Book 843, Page 52, Register's Office for Davidson County, Tennessee, and described according to a survey dated November 2, 1951, by Harvey Geer and being more particularly described as follows:

Beginning at a point in the southerly margin of Snow Avenue (Commerce Street); thence South 15 deg. 99' east 110 feet to a point; thence South 82 deg. 49' west 208.2 feet to a point in the westerly margin of Snow Avenue (Knox Street); thence in a northerly direction 30.6 feet to a point at the beginning of a curve; thence around said curve in a northwesterly direction 143.7 feet to a point in the southerly margin of Snow Avenue (Commerce Street); thence in a westerly direction 116.5 feet to a point of beginning.

TRACT 2

A tract of land in the 11th Civil District of Davidson County, Tennessee, being a portion of Lot No. 17 in the Subdivision of Lot No. 27 and part of Lot No. 28 in Dixie Pure Food Subdivision as of record in Book 843, Page 52, said Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin, said pin being S 16 deg. 40' E 145 feet along the west margin of Snow Avenue, formerly Knox Street, from the common corner of Lots Nos. 7 and 8; thence S 82 deg. 12' W 208.4 feet to an iron pin; thence N 82 deg. 49' E 208.2 feet to an iron pin, thence S 16 deg. 40' E, 8.4 feet to an iron pin, thence N 16 deg. 40' W 145 feet along west margin of Snow Avenue to the point of beginning.

Being the same property conveyed to Lee R. McCluskey, an unmarried person, by deed from Betty Driver Lydon, an unmarried person, of record in Book 9114, Page 612, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1117 Snow Avenue, Madison, TN 37115

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, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of July, 2001.

Lee R. McCluskey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lee R. McCluskey, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 20th day of July, 2001.

Notary Public

My Commission expires 05/30/04

