Dav. Co. File 14-A

Return after recording: John T. Cook, P.C., 2927 Berry Hill Dr., Nashville, TN 37204 jtc #14371-1

WARRANTY DEED

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Momolu S. Dorley	National Bank of Commerce	57-0-63
(NAME)	(NAME)	
4517 Cato Road	115 29th Avenue South	13D-32120
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, TN 37212	
(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, Sally W. Burbank and husband Nathan J. Burbank, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Momolu S. Dorley and wife, Leah J. Dorley, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 09/07/01 15:09 2pgs
Fees:13.00 Taxes:542.05

20010907-0097465

unimproved ☐
This is improved ☒ property, known as 4517 Cato Road, Nashville, TN 37218
(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 my/our hand(s) this 30th day of August, 2001.

Sally W. Burbank

Sally W. Burbank

Nathan J. Burbank

Nathan J. Burbank

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sally W. Burbank and husband Nathan J. Burbank with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2001.

Commission expires: May 26, 2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public

EXHIBIT "A"

TRACT I:
LAND in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the center of a private road to the Buena Ensor Brown property, Deed Book 6127, page 488, R.O.D.C., TN; thence South 25° 49' West 424.07 feet to an iron pin in Shirley Brown property; thence North 9° 26' East 518.15 feet to an iron pin in center of private road; thence with the center of said road South 35° 21' East 169.00 feet to the beginning and containing .72 acres, more or less, and described according to a survey of Don Shankin Engineering, dated October 21, 1971.

TRACT IA:
LAND in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the line of R. E. Lynn, corner to Carman and being the southwesterly corner of the land herein described; thence, with the line of said R. E. Lynn and Glasscock, North 29° 45' East 566.7 feet to a point in the center of a branch; thence, with the center of said branch, as follows: North 78° 45' East 58.6 feet, North 66° East 60 feet, South 51° 30' East 22 feet, North 42° East 49 feet, South 80° East 53.5 feet, North 83° East 110 feet, North 23° East 18 feet to the center line of a proposed 50 foot road that leads northwesterly to Cato Road; thence, with the center-line of said proposed road, South 35° East, 25 feet; thence, with the line of McMullin, South 9° West 518.1 feet to an iron pin; thence, with the line of Carman, as follows: North 79° West 392.4 feet, South 29° 45' West 159.2 feet, North 60° 15' West 100.0 feet to the beginning, containing 4.8 acres, according to a survey by Ralph W. C. Lambert, Surveyor, revised survey dated April 14, 1972.

Together with an easement for ingress and egress as setout in Deed of record in Book 4129, page 541, Book 4219, page 990, Book 5721, page 144, and in Plat Book 5190, page 500, said Register's Office.

BEING part of the same property conveyed to Sally W. Burbank and husband, Nathan J. Burbank by Deed from Shirley Brown and his wife, Minnie B. Brown, of record in Book 8166, Page 39, Register's Office for Davidson County, Tennessee.