WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Davidson County DEEDWARR
Recvd: 10/08/01 14:09 2pgs
Fees:13.00 Taxes:1036.00

20011008-0109352

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 4698 Lebanon Road
Hermitage, Tennessee 37076

H-0246

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Owen Blackford	Suntrust Bank	104-16-0-160.00
(NAME)	(NAME)	
1714 Linden Avenue	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37230-5110	
(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, Larry W. Raybon and wife, Mary G. Raybon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Owen Blackford and wife, Jennifer Urbano Blackford and Richard C. Urbano and wife, Mary T. Urbano, 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:

Beginning at a point on the northerly margin of Linden Avenue and being the southwest corner of the herein described property (and being the southeast corner of Lot B on the zone lot division of part of Lot 162 Belmont Heights, as of record in Plat Book 6200, Page 288); thence from that point of beginning, with the easterly line of said Lot B of the zone lot division North 1 degree 01 minutes West 175.26 feet to a point in the south margin of an alley (as shown in Plat Book 421, page 34 as being in the rear of lot 162 thereon); thence with the south margin of the alley, North 87 degrees, 50 minutes East 50.6 feet to a point; thence South 1 degree 01 minutes East 175 feet, more or less to a point in the northerly margin of Linden Avenue; thence with the northerly margin of Linden Avenue, South 87 degrees 50 minutes West 52.25 feet to the point of beginning.

Being a portion of Lots Number 161 and 162 on the plan of Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry W. Raybon and wife, Mary G. Raybon by Warranty Deed from James E. Owens and wife, Linda Owens and Ray Pruett and wife, Diane Pruett of record in Book 7637, Page 804 and by Deed of Correction from Dorothy M. Whitcomb, James E. Owens, Linda A. Owens, Ray Pruett, Diane Pruett, Larry W. Raybon and Mary G. Raybon, joined by O.H. Mason (who joins to convey any interest he might have in the property) of record in Book 7995, Page 403, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1714 Linden Avenue, Nashville, TN 37212

(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 our hands this 26th day of September, 2001.

Larry W. Raybon

Mary G. Raybon

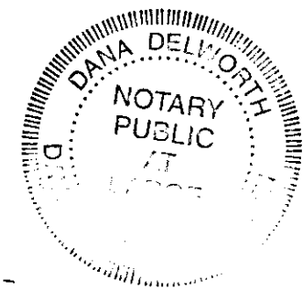
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Raybon and Mary G. Raybon the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 26th day of September, 2001.

Commission expires:
11/7/04



Notary Public

RETURN TO:

Wilson & Weiss Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076