FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/01 11:13 2pgs
Fees:13.00 Taxes:536.50

20011015-0111988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~May 2nd, 2002~~ 1/29/05

(AFFIX SEAL)

PATRICIA NICHOLL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Thomas M. Hulsey	First Trust Bank For Savings	85-4-17
(NAME)	(NAME)	
2003 Hickory Hill Lane	PO Box 17257	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Memphis, TN 38187-0257	
(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, Connie M Young, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. Hulsey married, 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:

BEING Lot NO. 52 on the Plan of Stones River Eststes, Section I, as of record in Book 2900, Page 139, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Hickory Hills Lane at the common front corner of Lots Nos. 51 and 52; thence with said margin of said Lane southwardly 139.37 feet to a concrete monument at the beginning of a curve having a radius of $ 25.0 feet; thence around said curve southwestwardly 38.43 feet to a concrete monument in the northerly margin of an unnamed road; thence with said margin of said unnamed road westwardly 180.32 feet to a concrete monument; thence North 1 degree 23 minutes west 188.33 feet to a concrete monument in the rear corner of Lots Nos. 51 and 52; thence with the line between said lots easterly 190.90 feet to the point of beginning.

Being the same property conveyed to Connie M. Young, by deed of record in Instrument No. 20010726-0079282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2003 Hickory Hill Lane, Hermitage, TN 37076
(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 12th day of October, 2001.

Connie M. Young

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 Connie M. Young with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett, Notary Public

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