WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: January 14, 2004.

(AFFIX SEAL)

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY My Commission Expires January 14, 2004

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/15/01 10:37 2pgs
Fees:13.00 Taxes:233.10

20011016-0112498

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Rhines	Eddie Rhines	41 1
(NAME) 1102 Bell Grimes	(NAME) Same	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, Marguerite Holmes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Rhines, A Married Man, 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. 3 on the Plan of K. J. Morris Lands, as of record in Plat Book 57, Page 49, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof according to a survey by Richard B. Omohandro, Surveyor, dated February 20, 1960 as follows:

Beginning at a point on the northerly margin of Bell Grimes Lane North 86 deg. 14 min. West 330.39 feet from the northwest corner of the Intersection of said Bell Grimes Lane and U. S. Highway 41; thence north 15 deg. 25 min. east 157.5 feet to a point; thence north 86 deg. 14 min. west 70.05 feet to a point; thence south 15 deg. 25 min. west 157.5 feet to a point in the north margin of said Bell Grimes Continued on next page.

Being the same property conveyed to Marguerite Holmes by deed from Mary Josephine Scott of record in Deed Book 6861, page 481, Register's Office for said County. Mary Holmes and Marquerite Holmes are one and the same person.

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

unimproved ☐

This is improved ☒ property, known as 1102 Bell Grimes Lane, Nashville, TN 37207

(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 13th day of September, 2001.

TA 1

Mary Marguerite Holmes
Marguerite Holmes

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 Marguerite Holmes the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/13/2001

My Commission Expire:1/14/2004

Sondra Kirby

SONDRA KIRBY
NOTARY PUBLIC AT LARGE
SUMNER CO.
My Commission Expires January 14, 2004

File Number2108473
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Continuation of Legal

Lane; thence along said margin south 86 deg. 14 min. east 70.0 feet to a point, the point of beginning.