WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Charles P. Davis
Affiant

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

Pam S. Atchley
Notary Public

MY COMMISSION EXPIRES: July 6, 2004.
(AFFIX SEAL)

PAM S. ATCHLEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN. My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles P. Davis	Charles P. Davis	91-10-91
(NAME)	(NAME)	
4811 Drakes Branch Rd	715 Hite Street	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Mildred W. Davis, and Gloria W. Luttrell**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles P. Davis**, 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:

Land in Davidson County, Tennessee, being Lot No. 98 of Section 2, Urbandale, as of record in Book 1835, Page 82, Register's Office for said County. Said Lot No. 98 is described as follows:

Beginning on the westerly side of Hite Street at the corner of Lots Nos. 97 and 98; thence with the line between said lots westwardly 121.1 ft.; thence northwardly 14 ft.; thence S 77 deg. 30' West 55.6 ft.; thence northwardly 21.94 ft. to the corner of Lots Nos. 98 and 99; thence with the line between said lots eastwardly 164.2 ft. to the westerly side of Hite Street; thence with said street southwardly 48.33 ft. to the beginning.

Being a portion of the same property conveyed to Mildred W. Davis and Gloria W. Luttrell in their capacities as Co-Trustees of The Woodroof Family Trust by Deed of record in Book 7115, Page 912, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by Grantors herein.

unimproved ☐

This is improved ☒ property, known as 715 Hite Street, Nashville, TN
(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.

Davidson County DEEDWARR
Recvd: 12/07/01 12:36 2pgs
Fees:13.00 Taxes:92.50
20011207-0134986

Witness my/our hand(s) this 30th day of November, 2001.

Mildred W. Davis

Gloria W. Luttrell

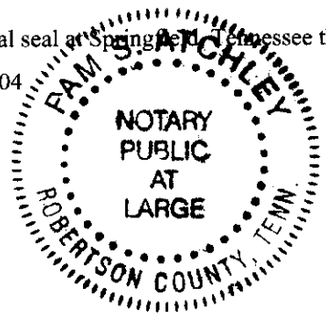
STATE OF TENNESSEE

COUNTY OF CHEATHAM

Before me, a Notary Public in and for said County and State, personally appeared Mildred W. Davis, and Gloria W. Luttrell, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

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

Commission expires: July 6, 2004



Pam S. Atchley Notary Public

My Commission Expires _____