Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,000.00**

Becky Slocum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF MARCH, 2002.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Athelene Carver	OWNER	**051-04-0 043.00**
(NAME) **P.O. Box 529**	(NAME)	
(ADDRESS) **Red Boiling, TN 37150**	(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, **The Estate of Margaret E. Osborne**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Athelene Carver, unmarried**, 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. 12 on the Map of Dale Heights of record in Book 2330, Page 153, said Register's Office for said County.

Said Lot No. 12 fronts 75.11 feet on the easterly side of Gibson Drive and runs back between lines 250.1 feet on the north line and 266 feet on the south line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Margaret E. Morgan Osborne, and husband Lawrence Osborne by deed of record in Book 8355, Page 698, Register's Office for Davidson County, Tennessee. The said Margaret E. Morgan Osborne and Lawrence Osborne having since died. This instrument is being conveyed by Mary E. Coleman, Administratrix of record in Docket No. 01P-807, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as **639 Gibson Drive, Madison, TN 37115**
(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: 03/26/02 14:02 2pgs
Fees:13.00 Taxes:325.80

20020326-0036689

Witness **our hands** this **25th day of March, 2002**.

The Estate of Margaret E. Osborne

Mary E. Coleman Adm

By: Mary E. Coleman, Administratrix

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary E. Coleman, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administratrix of The Estate of Margaret E. Osborne, and that he/she as such Administratrix executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 2002.

Notary Public

Commission Expires:

