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Rivity Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/02 14:16 2pgs
Fees:13.00 Taxes:462.50

20020404-0041282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Jack Holland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/14/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Underwood	1st Trust Bank for Savings	128-11-0 026.00
(NAME)	(NAME)	
545 Holt Valley Road	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	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, Harvey E. Hoskins and wife, Artherine F. Hoskins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary E. Underwood, 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. 16 on the Plan of Holt Valley Road and extends back 172.00 feet on the northeasterly line and 161.51 feet (by field survey 171.51) feet on the southeasterly line, to a line in the rear which is a broken line on which it measures 70.11 feet.

Being the same property conveyed to Harvey E. Hoskins and wife, Artherine F. Hoskins by deed from Paul C. Pratt and wife, Hazel M. Pratt, of record in Book 5263, page 454, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 545 Holt Valley Road, Nashville, TN 37221
(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 28th day of March, 2002.

Harvey E. Hoskins

Artherine F. Hoskins

Artherine F. Hoskins

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 Harvey E. Hoskins and wife, Artherine F. Hoskins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2002.

Commission expires:

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

Notary Public