WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/11/02 16:28 2pgs
Fees:13.00 Taxes:447.33
20020411-0045341

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC,
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0434

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Treba J. Carter and Eldon E. Carter	SAME	085-07-0-080.00
(NAME)	(NAME)	
202 Donelson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(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, Donald H. Pancher Jr. and wife, Janet R. Pancher, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Treba J. Carter and husband, Eldon E. Carter, 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:

Tract I:

Being Lot No. 169 on the Plan of Stanford Country Club Estates, Section III, of record in Book 2900, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tract II:

Being a strip of land adjoining Lot No. 169 on the Plan of Stanford Country Club Estates, Section III, of record in Book 2900, Page 67, Register's Office fro Davidson County, Tennessee, said strip of land starting at a monument, which monument is the northwest corner of Lot No. 169; thence running South 25 deg. 26 min. West 182 feet to a monument, said monument being the southwest corner of Lot No. 169; thence running North 64 deg. 34 min. West 8 feet to a point; thence running North 25 deg. 26 min. East 182 feet to a point; thence running South 64 deg. 34 min. East 8 feet to a point of beginning; as an additional area for Lot No. 169.

TRACT III:

Being a tract or parcel of land lying in the 1st Civil District of Davidson County, Tennessee, and being located adjacent to the southwesterly line of Lot No. 169 on the Plan of Stanford Country Club Estates, Section III, as of record in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee, and also lying adjacent to an eight foot strip of land which adjoins Lot No. 169 to the northwest, as being described in Deed Book 6067, Page 649, Register's Office for Davidson County, Tennessee. Said tract or parcel of land being more particularly described as follows:

Beginning at a southeasterly corner of Lot No. 169, on the Plan of Stanford Country Club Estates, Section III, as of record in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee and continuing in a southwesterly direction 113.9 feet, more or less to the southeasterly corner of the herein described tract; thence in a northwesterly direction 158.03 feet, more or less to the southwesterly corner of the herein described tract; thence in a northeasterly direction 270.9 feet to the northwesterly corner of the therein described tract and lying in the southwesterly side of a cul de sac known as Danyacrest Drive; thence with a curve to the left with a radius of 50 feet a distance of 39.27 feet; thence with a curve to the right a distance of 27.75 feet to the northwesterly corner of the above mentioned eight foot strip; thence leaving the southwesterly right of way of Danyacrest Drive and running along the northwesterly line of the eight foot strip in a southwesterly direction a distance of 182.0 feet to the southwesterly corner of said strip; thence running with the southwesterly side of the aforesaid strip and the southwesterly side of Lot No. 169 on a southeasterly direction a distance of 98.0 feet to the point of beginning.

Being the same property conveyed to Donald H. Pancher, Jr. and wife, Janet R. Pancher by Warranty Deed from Thomas E. Durhan, Jr. and wife Wanda J. Durham of record in Book 8417, Page 923, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 244 Danyacrest Drive, Nashville, TN 37214

(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 5th day of April, 2002.

Donald H. Pancher Jr.

Janet R. Pancher

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 Donald H. Pancher Jr. and wife, Janet R. Pancher the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 5th day of April, 2002.

Commission expires: 11/27/04

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076