WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/09/02 10:48 2pgs
Fees:13.00 Taxes:37.00

20020509-0057248

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Hickory Blvd., Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Michael Bruckert	SAME	Part of 187-00-0 044.00
(NAME)	(NAME)	
6576 Burkitt Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Oscar Stanley Bingham and wife, Carolyn Bingham, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Michael Bruckert and wife, Judy Dianne Bruckert, 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 the 31st councilmanic district of Nashville, Davidson County, Tennessee, being a part of the property conveyed to Oscar S. Bingham in Deed Book 4899, Page 968, Register's Office for said County and more particularly described as follows:

Commencing in the north right of way of Burkitt Road at the southwest corner of William Bruckert as recorded in Deed Book 5973, Page 801, R.O.D.C.;
Thence leaving said right of way N 9° 14' 18" E, 158.99 feet;
Thence N 6° 42' 55" E, 110.0 feet to the point of beginning;
Thence N 6° 42' 55" E, 296.63 feet to an iron pin;
Thence S 82° 14' 18" E, 86.86 feet;
Thence along a new line S 00° 25' 19" E, 288.50 feet;
Thence N 87° 22' 55" W, 123.00 feet to the point of beginning and containing 0.70 acre, more or less.

This instrument is prepared from information provided by the clients.

Being part of the same property conveyed to Oscar Stanley Bingham and wife, Carolyn Bingham by Warranty Deed from Rachel Yates Bonds of record in Book 4899, Page 968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☑
This is improved ☐ properly, known as An Unimproved Lot
(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 17th day of January, 2002.

Oscar Stanley Bingham

Carolyn Bingham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Oscar Stanley Bingham and wife, Carolyn Bingham, the bargainors, 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 17th day of January, 2002.

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public

MARK A. ELLMORE, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.