WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/25/03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/21/02 09:34 2pgs
Fees:13.00 Taxes:314.50
20020521-0061741

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica R. May	GMAC Mortgage Corporation	48-60
(NAME)	(NAME)	
5163 Drakes Branch Road	P O box 780	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Waterloo, IA 50704-0780	
(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 T. Freeman, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica R. May and husband, Douglas M. May, 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 parts of Lots Nos. 9 and 10 on the plan of the Lands of W. J. Drake, deceased, as of record in Minute Book "J", Page 396 and 397, County Clerk's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, March 5, 1960, as follows:

BEGINNING at an iron pin in the center line of a private drive 400 feet, more or less, westerly from Drake's Creek Road, said iron pin also being located at the southwesterly corner of the property conveyed to Kenneth M. Jones, Jr. and wife, Lovella Howell Jones, by deed from J. R. Fuston and wife, Minnie E. Fuston, of record in Book 2997, Page 587, Register's Office for said county; thence westerly along the center line of said private drive 258 feet, more or less to an iron pin; thence North 20 deg. 20' East along a fence line 335 feet, more or less, and continuing North 20 deg. 20' East 465 feet, more or less, in all 800 feet, more or less to an iron pin; thence South 77 deg. 00' East 275 feet to an iron pin; thence South 22 deg. 45' West 900 feet, more or less, to the beginning, containing 5.1 acres.

BEING the same property conveyed to Donald T. Freeman, married by Warranty Deed from Lindsay K. Pruitt of record in Book 10243, Page 307, Register's Office for Davidson County, Tennessee.

Teresa Dawn Freeman, spouse of Donald T. Freeman, joins in this conveyance to convey all right, title and interest he/she may have in the above referenced property, including, but not limited to, marital rights.

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

unimproved ☐
This is improved ☒ property, known as 5163 Drakes Branch Road, Nashville, TN 37218
(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 my hand this 15th day of May, 2002.

Donald T. Freeman

Teresa Dawn Freeman

Teresa Dawn Freeman

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 Donald T. Freeman and wife, Teresa Dawn Freeman, 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 15th day of May, 2002.

Commission expires: 1/25/03

Notary Public

