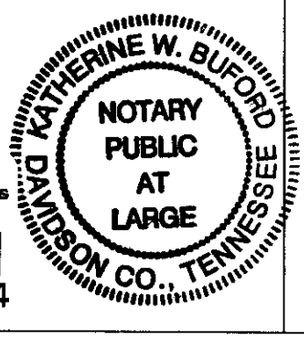
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 05/31/02 11:26 2pgs
Fees:13.00 Taxes:1998.00

20020531-0066074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$540,000.00**

Mandy Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 2002.

Katherine Buford
Notary Public

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, PC, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Arnold	Fifth Third Mortgage	**146-6-5**
(NAME)	(NAME)	
835 Overton Lane	38 Fountain Square Plaza	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220	Cincinnati, OH 45263	
(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, **HARRY H. HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY W. ARNOLD AND WIFE, MARGARET L. ARNOLD**, 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:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being Lot No. 19 on the Plan of Overton Park, as of record in Plan Book 2, page 171, of the Chancery Court at Nashville and described as follows:

Beginning on the easterly margin of Maxwell Avenue at the corner of Lots 19 and 20 on said map; thence with the easterly margin of said Avenue, southwardly 300 feet to the northerly line of the W.D. Hardeman property; thence with said line South 80½ degrees East 500 feet to the westerly line of Lot 17; thence with said line northwardly 365 feet to the common corner of Lots 16, 17, 19 and 20; thence with the line between Lots 19 and 20, westwardly 375 feet to the beginning.

Together with an easement for a 50 foot right-of-way, as set out in the deed from J.M. Dickinson and wife, to Edward Potter, Jr., and wife. dated November 5, 1936, of record in Book 1001, page 529, Register's Office for said County, which right-of-way is taken off of the south-easterly side of Lot 15 (bordering on the northwesterly side of Lot No. 16) and off the easterly side of Lot No. 20 (bordering on the westerly side of Lot No. 16) and off the south side of Lot 20 (bordering on the north side of Lot No. 19) for the purpose of a private road.

BEING the same property conveyed to Harry H. Husband and wife, Ann Joyner Husband by deed from Lewis G. Akin and wife, Billy Sparks Akin of record in Book 1881, page 43, Register's Office for Davidson County, Tennessee. The said Ann Joyner Husband conveyed her interest in said property to Harry H. Husband by quitclaim deed of record in Book 9560, page 541, said Register's Office.

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

Ann Joyner Husband spouse of Harry H. Husband hereby joins in this conveyance to convey any and interest she may have in said property.

unimproved ☐

This is improved ☒ property, known as **835 Overton Lane, Nashville, Tennessee 37220**

(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 29th day of May, 2002.

Harry H. Husband

Ann J. Husband

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, **Harry H. Husband and Ann J. Husband,** 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 29th day of May, 2002.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003