WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Annie P. Driver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2003

Davidson County DEEDWARR
Recvd: 07/08/02 15:38 2pgs
Fees:13.00 Taxes:14.80
20020708-0082003

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
Annie P. Driver	Annie P. Driver	069-16-0 041.00
(NAME)	(NAME)	
1626 Emerald Drive	1626 Emerald Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(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, Margaret Appleton, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annie P. Driver, unmarried, 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 Certain parcel of real estate located in Davidson County, Tennessee, to wit:

A lot of ground beginning at a point 175 feet south of the middle of the Old Hydes Ferry Road in the 13th Civil District, beginning at the northwest corner of the property purchased from Rufus A. Barfield, and running in a southwesterly direction 175 feet, more or less, along the Fuston property to a cedar post; thence in an easterly direction forty-one (41) feet along the northerly line of the property conveyed by us to Myrtle Beard and others by deed registered in Book No. 587, page 386; thence in a northerly direction 175 feet, more or less, to a cedar post on the south margin of the Old Hydes Ferry Road; thence in a westerly direction along the south margin of said Old Hydes Ferry Road forty-one (41) feet to the beginning. The property herein conveyed is situated in the northwest corner of the McGavock tract and fronts forty-one (41) feet on the south side of the Old Hydes Ferry Road and extends back between parallel lines 175 feet, more or less, to the northerly line of the Beard property, showing forty-one (41) feet to said line.

Being the same property conveyed to Margaret Appelton, by deed from Emmett Beard and Lenora Pettes, of record in Book 6730, page 549, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 3729 Hydes Ferry Road, Nashville, TN

(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 26th day of June, 2002.

Margaret Appleton
Margaret Appleton

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2003

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 Margaret Appelton, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 2002.

Commission expires:

Notary Public

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003