WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7/15/02

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Thurlow	SAME	53-3-403.00
(NAME)	(NAME)	
1610 Bondurant St.	SAME	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	SAME	
(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, **Ronald Sanford and Carl Sanford**, AS EXECUTORS FOR THE ESTATE OF MARY JOSEPHINE SANFORD HALL HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Thurlow**, A SINGLE MAN 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:

SEE ATTACHED EXHIBIT A

THE SAID FREDDY E. HALL NOW BEING DECEASED.

This is improved ☒ unimproved property, known as 1610 Bondurant St., Old Hickory, TN 37138

(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/my hands this 7/15/02.

Davidson County DEEDWARR
Recvd: 07/19/02 09:27 3pgs
Fees:18.00 Taxes:517.63
20020719-0087050

Ronald Sanford

Carl Sanford By Ronald Sanford POA

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared Ronald Sanford ~~and Carl Sanford~~ and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 7/15/02.

Commission expires: 5/20/06

Notary Public

DANNY L. SMITH NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

Return to
All-Star Title, Inc.
120 Donelson Pike, Ste. 201
Nashville, TN 37214
Ph. (615) 883-5885; Fax (615) 884-1543

File No.: 11006041

EXHIBIT A

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 46 on the revised map of Section Feet of Old Hickory, TN as shown on plan of record in Book 1424, Page 131, Register's Office for Davidson County, to which plat reference is made for an accurate and more complete description; Property being located on the Northwest corner of the intersection of 17th and Bondurant Street containing 0.29 acres, more or less.

Being the same property conveyed to Ronald Sanford and Carl Sanford by Last Will and Testament of Mary Josephine Sanford Hall, of record in Will Book 211, page 424, Dockett# 97P2, Register's Office for Davidson County, Tennessee.

Property Address:
1610 Bondurant St.
Old Hickory, Tennessee 37138

DT

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Ronald Sanford as Power of Attorney for Carl Sanford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Ronald Sanford is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson County, Tennessee, this the 15th day of July, 2002.

Notary Public

SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commision Expires:
5/20/06