WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Morris E. Ayers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-24-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris E. Ayers	Same as new owner	17-710D 04150
(NAME)	(NAME)	
100 Riverchase Blvd, Apt 107		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Deborah D. Ayers, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morris E. Ayers, a single person, 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 tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Joe M. Cummings, Registered Land Surveyor, Number 1513, dated May 1, 1990, as follows:

Beginning at an iron pin in the northerly margin of Union Hill Road, said point being the southwest corner of this tract and the southeast corner of that tract of land conveyed to Ronald Freeman Smiley of record in Book 7344, Page 315, Register's Office for Davidson County, Tennessee; thence with the line of Smiley North 1 deg. 08' 38" East 464.00 feet to an iron pin; thence North 3 deg. 02' 14" East 835.23 feet to an iron pin in the line of the property conveyed to James P. Dickens, et ux, of record in Book 6424, page 731, said Register's Office; thence with the line of Dickens South 87 deg. 02' 17" East 130.38 feet to a point; thence South 2 deg. 13' 06" East 1,084.02 feet to a concrete monument in the northerly margin of Union Hill Road; thence with said margin of said road South 46 deg. 31' 47" West 233.47 feet to an iron pin; thence on a curve having a delta angle of 6 deg. 42' 16" a radius of 628.91 feet a length of 73.59 feet a tangent of 36.84 feet to the point of beginning and containing 5.01 acres, more or less.

Being the same property conveyed to Deborah D. Ayers by deed from Johnny M. Ayers of record in Book 11371, page 443, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 8199, page 619, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

Davidson County DEEDWARR
Recvd: 09/27/02 12:20 2pgs
Fees:13.00 Taxes:92.50
20020927-0117959

unimproved ☒

This is improved ☐ property, known as Union Hill Road, Goodlettsville, TN 37072
(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 25th day of September, 2002.

Deborah D. Ayers

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 Deborah D. Ayers, a single person, the bargainor(s), 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 Goodlettsville, Tennessee this 25th day of September, 2002.

Commission expires: 7-24-04

Notary Public

