Davidson County DEEDWARR
Recvd: 11/06/02 10:10 2pgs
Fees:13.00 Taxes:255.30

20021106-0136537

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$69,000.00.**

Affiant

J. TREAT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE OCTOBER 31, 2002.

Notary Public

MY COMMISSION EXPIRES: 12/11/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrienne J. Hall	Fifth Third Mortgage	Map 72-8, Parcel 165.00
2712 Bobby Avenue	250 West Main Street	15DZ 53395
Nashville, Tennessee 37216	Lexington, Kentucky 40507	
(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, **ANNIE LAURIE POE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADRIENNE J. HALL AND HUSBAND, WILLIAM D. HALL** , 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 Lot No. 39 on the Map of Happy Valley, Section "C", not of record, described as follows:

Beginning on the southerly margin of Bobby Avenue, 100 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 38 & 39; thence with the line between said two lots, southwardly 140 feet; thence eastwardly 75 feet to the corner of Lots Nos. 39 & 40; thence with the line between said two lots, northwardly 140 feet to the southerly margin of Bobby Avenue; thence with the same, westwardly 75 feet to the beginning.

Being the same property conveyed to Bennie Reed Poe and wife, Annie Laurie Poe by deed from Harvey H. Lafollette and wife, Ruth Bertram Lafollette of record in Book 1940, Page 144, Register's Office, Davidson County, Tennessee. The said Bennie Reed Poe now being deceased.
This is the same description as in previous deed of record.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 2712 Bobby Avenue, Nashville, TN 37216

(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 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/our hand(s) this October 31, 2002.

Annie Laurie Poe

Annie Laurie Poe

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Annie Laurie Poe, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this October 31, 2002

Commission expires: 3/11/06

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

Louise N. Turpin

Notary Public