Box 14

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/02 15:33 2pgs
Fees:13.00 Taxes:677.10

20021118-0142889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 10/25/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0089

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Airey	Suntrust Bank	091-15-0-059.00
(NAME) 5305A Elkins Avenue	(NAME) P.O. Box 305110	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37230-5110	
(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, Edwin M. Bennett, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Charles Airey and wife, Christine Elaine Collins, 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, being Lot No. 2 on the Plat of Sharman A. Boles Subdivision, of record in Book 5190, Page 740, Register's Office for said County.

Said Lot No. 2 fronts 50.00 feet on the southerly margin of Elkins Avenue and extends back 180.07 feet on the easterly line and 180.07 feet on the westerly line to an alley line in the rear, measuring 42.65 feet thereon.

Being part of the same property conveyed to Edwin M. Bennett by Warranty Deed from Gregory M. Grana and wife, Janice T. Grana, dated September 30, 1987, of record in Book 7368, Page 864, Register's Office for Davidson County, Tennessee.

Maura O'Connell joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Edwin M. Bennett.

Edwin M. Bennett executes this instrument on behalf of Maura O'Connell pursuant to power granted to him in the Power of Attorney of record in Instrument Number 20021118 0142888, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5305A Elkins Avenue, Nashville, TN 37209
(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 15th day of November, 2002

Edwin M. Bennett

Maura O'Connell by Edwin M Bennett A.I.F.
Maura O'Connell

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 Edwin M. Bennett, 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 Nashville, Tennessee this 15th day of November, 2002.

Commission expires: 11/27/04

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Edwin M. Bennett, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Maura O'Connell, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Maura O'Connell. Witness my hand and Notarial Seal this 15th day of November, 2002.

Notary Public

My Commission Expires: 11/27/04

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212