Box 13
4619

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Malone	James R. Malone	117-12-46
(NAME)	(NAME)	
339 Haywood Lane	339 Haywood Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(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, Marcia P. Foster and James D. Pope, SR. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Malone and wife, Patricia Malone, 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

Davidson County DEEDWARR
Recvd: 12/23/02 10:41 2pgs
Fees:13.00 Taxes:784.40

20021223-0158045

unimproved ☐
This is improved ☒ property, known as 339 Haywood Lane, Nashville, TN 37211
(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/our hand(s) this 1st day of November, 2002.

Marcia P. Foster

James D. Pope, SR.

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 Marcia P. Foster and James D. Pope with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that their executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2002.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

Exhibit A

TAX MAP 147-12, PARCEL 46

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being Lot No 19 on the unrecorded plan of H.E. Bernal's Plan of Haywood Heights Subdivision and being more particularly described as follows:

Beginning at a point in the centerline of Haywood Lane; said point being the northeast corner of Lot No. 19 on the aforementioned plan of H.E. Bernal's Plan Of Haywood Heights Subdivision; thence,

1) South 03 degrees 29 minutes 35 seconds East, 997.96 feet to an iron rod (old); thence,
2) North 89 degrees 00 minutes 00 seconds West, 147.01 feet to an iron rod (old); thence,
3) North 03 degrees 37 minutes 02 seconds West, passing through a witness pin (old) at 979.52 feet, for a total distance of 1005.87 feet to a point in the centerline of Haywood Lane; thence,
4) With the centerline of Haywood Lane, South 86 degrees 03 minutes 10 seconds East, 150.00 feet to the Point Of Beginning and containing 147,912.33 square feet or 3.395 acres, more or less.

Included in the above description is a certain perpetual easement lying between Parcels 46 and 47 for an existing privacy fence for the benefit of Parcel 47 and being more particularly described as follows:

Commencing at a point in the centerline of Haywood Lane, said point being the northeast property corner of Lot 19 as shown on the aforementioned unrecorded plan of H.E. Bernal's Plan of Haywood Heights Subdivision; thence,

b) With the common property line between Lots 18 and 19 of said plan, South 03 degrees 29 minutes 35 seconds East, 186.91 feet to the Point Of Beginning of the herein described easement; thence,

4) Continuing with said common line, South 03 degrees 29 minutes 35 seconds East, 109.64 feet to a point; thence,

5) With a new easement line through a portion of Parcel 46, South 86 degrees 30 minutes 25 seconds East, 7.60 feet to a point; thence,

6) North 00 degrees 28 minutes 21 seconds East, 109.90 feet to the Point Of Beginning and containing 417 square feet, more or less.

Being the same property conveyed to James D. Pope, Jr. as of record in Instrument No. 200208220101770, Register's Office for Davidson County, Tennessee. and to Marcia D. Foster in Instrument # 20011011-0111155 and 20020822-0101769.