WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Marie F. Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2003.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 10-25-03

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires OCT 25, 2003

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 205 Powell Place, Suite 115, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Nicks	David W. Nicks	Map:52-11-27
(NAME)	(NAME)	
1025 Berwick Trail	1025 Berwick Trail	
(ADDRESS)	(ADDRESS)	
Madison, TN	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20030420

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, **Tyrus R. Gainer and wife, Eunice W. Gainer**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David W. Nicks and wife, Rose M. Nicks**, 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. :

Being Lot No. 43 on the Plan of Madison Heights, Section II, Part II, as of record in Book 2133, Page 83, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING in the northerly margin of ~~Barwick~~ Berwick Trail at the common corner of Lots 42 and 43; thence westwardly along said Trail 150 feet to a concrete monument at the beginning of a curve; thence around said curve, with a radius of 25 feet, northwardly 39.27 feet to a monument in the easterly margin of Rivercrest Drive; thence with said Drive, northwardly 205 feet to a monument; thence South 58 degrees 54 minutes East 175 feet to the corner of Lots 42 and 43; thence along the line between said two lots, southwardly 230 feet to the beginning.

Being the same property conveyed to Tyrus R. Gainer and wife, Eunice W. Gainer by deed from Dale Martin and wife, Melba Martin, of record in Book 9407, page 739 and re-recorded in Book 9408, page 864, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1025 Berwick Trail, Madison, TN 37115

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 26th day of February, 2003.

Tyrus R. Gainer

Eunice W. Gainer

Davidson County DEEDWARR
Recvd: 03/04/03 14:54 2pgs
Fees:13.00 Taxes:586.45

20030304-0028501

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Tyrus R. Gainer and wife, Eunice W. Gainer, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of February, 2003.

Commission expires: 3/10/03

Notary Public

