WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/25/03 13:23 2pgs
Fees:13.00 Taxes:714.68

20030325-0039272

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,158.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: February 24, 2006

(AFFIX SEAL)

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
TENNESSEE TITLE & TRUST, INC., P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Knoble	NEW OWNER	82-12-277.00
(NAME)	(NAME)	
1032 Cedarview Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **Bennie O. Steward and wife, Mary O. Steward**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Knoble**, 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 Lots No. 13 and 14 on the Map of D.D. Phillips' Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for said County.
Said Lots No. 13 and 14 front 97 feet three inches on the northwesterly side of Gallatin Avenue, or Main Street, and run back between parallel lines 170 feet to an alley in the rear.
INCLUDED in the above description, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the premises conveyed to the Nashville Housing Authority, by deed from Southern Cleaners & Laundry, Inc. of record in Book 3924, Page 689, Register's Office for Davidson County, Tennessee described as follows:
Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lots Nos. 13 and 14 on the Map of d. D. Phillip's Silverdene Park Subdivision, as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee described as follows:
Beginning at a point, said point being on the northerly margin of Main Street, and being the most southerly corner of said property; thence with the northerly margin of Main Street in an easterly direction a distance of 97.25 feet, more or less, to the easterly margin of said property, thence with said easterly margin in a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of 10 feet from the northerly margin of Main Street, a distance of 97.25 feet, more or less, to the westerly margin of said property; thence with the westerly margin of said property in a southerly direction, a distance of 10 feet, more or less, to the point of beginning and containing 972.5 feet, more or less.

Being the same property conveyed to Bennie O. Steward and wife, Mary O. Steward by deed from Walter B. Coleman and wife, Harriett D. Coleman of record in Book 9412 at page 288, Register's Office for Sumner County, Tennessee.

This conveyance is subject to taxes for the year 2003 and thereafter, easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 953 Main Street, Nashville, TN 37206

(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 our hands this 21st day of March, 2003.

Bennie O. Steward

Bennie O. Steward

Mary O. Steward

Mary O. Steward

STATE OF TENNESSEE

COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Bennie O. Steward and Mary O, Steward, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 21st, day of March, 2003.

Notary Public

My Commission Expires:

2-28-05

