# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/03 09:49 2pgs
Fees:13.00 Taxes:166.50

20030331-0041532

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **William H. Dorris** | **Same as Owner** | **Map 72-2** |
| (NAME) **P.O. BOox 153** | (NAME) | **Parcels 92.00 & 94.00** |
| (ADDRESS) **Goodlettsville, TN 37070** | (ADDRESS) | |
| (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, **David Shearon, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William H. Dorris, unmarried and Robert B. Huffine, married,** 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. 58 on the Plan of E.B. Craig's Subdivision on the Crownover Property on the Gallatin Road, as of record in Book 894, page 640, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts feet on the westerly side of Baxter Street and runs back 150 feet 10 inches on the South line and 151 feet 10 inches on the north line to a dead line on which it shows 50 feet.

Also being Lot No. 60 on the Map of Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee. Said Lot No. 60 fronts 50 feet on the westerly side of Baxter Street and runs back 149 feet 11 inches on the northerly line and 148 feet 11 inches on the southerly line to a dead line, measuring 540 feet thereon.

Being part of the same property conveyed to David Shearon, unmarried by deed from Bart Hammontree, a married man, of record as Instrument No. 20030124-0010092, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee:; (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 894, page640, said Register's Office.

unimproved ☒
This is improved ☐ property, known as Lots 58 & 60, E.B Craig's Subd, Baxter 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 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 21st day of March, 2003.

David Shearon

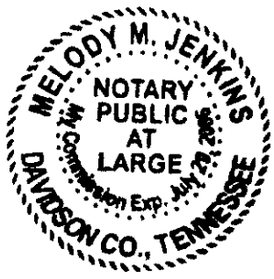
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, David Shearon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Commission expires:




Notary Public