WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Bandy (NAME)	William Bandy (NAME)	34-13-28
Lots 11-16, Block H Edenwold (ADDRESS)	1462 W. Gallatin Rd. (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison TN 37115 (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, Tonya Michelle Flatt Richards, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Williams Bandy, Unmarried

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 more particularly described as follows, to-wit:

TRACT 1:

Being Lots Nos. 15 and 16, Block H on the Plat of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 25 feet on the southerly side of Tennison Avenue and runs back 163-1/2 feet on the westerly line and 162 feet on the easterly line, to a dead line and measures 25 feet 1 inch thereon.

Said Lot No. 16 fronts 25 feet on the southerly side of Tennison Avenue and runs back 162 feet on the westerly line and 160 feet on the easterly line, to a dead line and measures 25 feet 3 inches thereon.

TRACT 2:

Land in Davidson County, Tennessee, being Lots Nos. 11, 12, 13 and 14, Block "H" on the Plan of Edenwold City Subdivision, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ray Thomas Flatt, Jr. by Quitclaim Deed from Donnie R. Reed, married of record in Instrument No. 200109120099628, Register's Office for Davidson County, Tennessee, and further conveyed to Tonya Michelle Flatt Richards by Order in a case styled Tonya Michelle Flatt

CONTINUED

unimproved ( )
This is improved (X) property, known as Lots 11-16, Block H Edenwold, 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, 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 4th day of April 2003

Tonya Michelle Flatt Richards
Tonya Michelle Flatt Richards

Davidson County DEEDWARR
Recvd: 04/08/03 13:29 2pgs
Fees:13.00 Taxes:222.00

20030408-0046428

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 Tonya Michelle Flatt Richards, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 4th day of April, 2003.

Commission expires 10-25-03

Notary Public

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Richards Vs. Ray Thomas Flatt, Jr., Docket No. 20154-C, of record in Instrument No. 20030204-0015116, Register's Office for Davidson County, Tennessee and by Affadavit of Correction of record in Instrument # 20030408-0046426, said Register's Office.