WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/03 09:46 2pgs
Fees:13.00 Taxes:601.25

20030409-0047023

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Tant E. Dowell II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2003.

Doris M. Freeman
Notary Public

MY COMMISSION EXPIRES: February 28, 2005
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
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
Tant E. Dowell II	Guaranty Trust Company	42-11-39.00
(NAME)	(NAME)	
513 Ronnie Road	P. O. Box 1218	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Murfreesboro, TN 37133-1218	
(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, **Gerald B. Kirkpatrick and wife, Mary U. Kirkpatrick**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tant E. Dowell and wife, Mary A. Dowell**, 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. 4 on the Map of Section One, Haven Acres, of record in Book 2331, page 89, Register's Office for Davidson County, described as follows:

Beginning at a point in the westerly margin of Ronnie Road at the corner of Lots 3 and 4; thence with the margin of said Road northerly 156 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a concrete monument to the south margin of Diane Drive; thence westerly with said Drive, 144.20 feet to the corner of Lots 4 and 5; thence with the line between said lots southerly 224.8 feet to the corner of Lots 3, 4, 5 and 6; thence easterly with the line between lots3 and 4, 250.01 feet to the point of beginning.

Being the same property conveyed to Gerald D. Kirkpatrick and wife, Mary U. Kirkpatrick by deed of record in Book 4953 at page 242, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 513 Ronnie Road, Nashville, 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 our hands this 7th day of April, 2003.

Gerald B. Kirkpatrick

Mary U. Kirkpatrick

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, Gerald B. Kirkpatrick and Mary U. Kirkpatrick, 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 7th, day of April, 2003.

Notary Public

My Commission Expires:

2-28-05

seal

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