WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/03 10:58 2pgs
Fees:13.00 Taxes:423.65

20030430-0057691

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — My Commission Exp. July 29, 2006 — 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
Neilson Hubbard	**Same As Owner**	**Map 073-13**
(NAME) **1509 Lethia Drive**	(NAME)	**Parcel 204.00**
(ADDRESS) **Nashville, TN 37206**	(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, **Malcolm Leonard McCune**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Neilson Hubbard and wife, Cameron W. Hubbard**, 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. 14 on the plan of Dugger Heights, Section III, of record in Book 1835, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 80.0 feet on the easterly margin of Lethia Drive and extends back 267.6 feet on the northerly line and 286.4 feet on the broker southerly line to a dead line in the rear, measuring 59.3 feet thereon.

Being the same property conveyed to Malcolm Leonard McCune, unmarried by deed from Comer R. Eller, Sr. and Comer R. Eller, Jr. of record in Book 5411, page 308, Register's Office for 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 1835, page 54, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1509 Lethia Drive, 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 my hand this 29th day of April, 2003.

Malcolm Leonard McCune

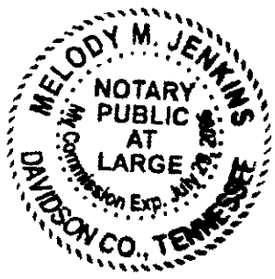
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Malcolm Leonard McCune, 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 29th day of April, 2003.

Commission expires:



Notary Public