WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/03 15:42 2pgs
Fees:13.00 Taxes:281.20

20030505-0059692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-27-04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken Nishimura	New Owner	148-13-118
(NAME)	(NAME)	
5002 Crosby Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Linda Darlene Wiley and Margaret Elizabeth York and James R. Smith and David S. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ken Nishimura, 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. 50 on the Map of Fairlane Park, of record in Plat Book 2331, Page 108, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jimmy Caldwell Smith, Linda Darlene Wiley and Margaret Elizabeth York, by QuitClaim Deed from Bobbie M. Gilbert of record in Book 8952, Page 608, said Register's Office. The said Jimmy Caldwell Smith having since died, thereby vesting title in James R. Smith and David S. Smith. Affidavit of Heirship on Jimmy Caldwell Smith filed in Instrument No. 20030505-0059691, said Register's Office. Also being the same property conveyed to William Griffith Gilbert and wife, Bobbie M. Gilbert of record in Book 2598, Page 399, said Register's Office for Davidson County, Tennessee. William Griffith Gilbert having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5002 Crosby Lane, Nashville, TN 37211

(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/our hand(s) this 25th day of April, 2003.

James R. Smith

Linda Darlene Wiley

David S. Smith

Margaret Elizabeth York

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 Linda Darlene Wiley and Margaret Elizabeth York and James R. Smith and David S. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 2003.

Commission expires: November 27, 2004

NOTARY PUBLIC AT LARGE

Deborah K. Devine Notary Public