WARRANTY DEED

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 05/23/03 16:12 2pgs
Fees:13.00 Taxes:980.13

20030523-0070984

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/24/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0235

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Bernard Gentry	AmSouth Bank	104-14-0-033.00
(NAME) 2704 Linmar Avenue	(NAME) 2050 Parkway Office Cirlce	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham, AL 35244	
(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, Roger Hogan and wife, Julie Hogan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Bernard Gentry and wife, Laverne Johnson, 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 near Nashville, in Davidson County, Tennessee, being part of Lot No. 10 on the Revised Map of H.E. Marlin's Subdivision of Lot No. 18, etc., on the Map of Bransford Realty Company's Sharondale Subdivision, and described as follows:

Beginning at a point in the east margin of Linmar Avenue, sometimes called Lynmar Avenue, at an iron pin at the corner of Lot Nos. 9 and 10, said point being 137.6 feet north of an iron pin in the north margin of Woodlawn Avenue as partly established; thence with the line between Lot Nos. 9 and 10, easterly 169.5 feet to a point in the west right of way line of the Tennessee Central Railroad; thence northerly 49.7 feet to an iron pin which is 10.3 feet south of the corner of Lot Nos. 10 and 11; thence westerly 127 feet to an iron pin in the original lot line between Lot Nos. 10 and 11; thence with said lot line, westerly 46.1 feet to a point, which is 3.8 feet south of an iron pin at the east margin of Linmar Avenue; thence with the margin of the same southerly 60 feet to the beginning.

Included in the above description, but expressly excluded from this conveyance is the following tract of land taken by the State of Tennessee of record in Book 4862, Page 848, Register's Office for Davidson County, Tennessee:

Beginning at the point of intersection of the east right-of-way of the Tennessee Central Railroad and the south boundary of this property said point being northwardly 141 feet along said right of way from the north margin of Woodlawn Drive, thence along the said south boundary south 57 deg. 54' West 56.2 feet to a point; thence North 24 deg. 30' West 53.4 feet to a point; thence north 61 deg. 02' East 53.6 feet to a point; thence South 27 deg. 32' East 49.7 feet to the point of beginning.

Being part of the same property conveyed to Roger Hogan by Warranty Deed from Helon C. Eller, unmarried, dated February 14, 2002, of record in Instrument Number 20020219-0021206, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2704 Linmar Avenue, Nashville, TN 37215
(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 13th day of May, 2003.

Roger Hogan

Julie Hogan

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 Roger Hogan and Julie Hogan the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of May, 2003.

Commission expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

RETURN TO:

Jack Case Wilson Tilte Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212