WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 3-25-07

(AFFIX SEAL)

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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
Brent Vicars	Brent Vicars	53-16-73
(NAME)	(NAME)	
407 Pitts Avenue	407 Pitts Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, Brian W. Feeney, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent Vicars and wife, April Vicars, 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:

A certain lot or parcel of land in the 4th Civil District of Davidson County, Tennessee, being part of Tract No. 10 on the unrecorded plan of the Life and Casualty Insurance Company's Subdivision, described as follows:

Beginning on the westerly margin of Pitts Avenue at a point 300 feet south of the southerly margin of the right of way of the Tennessee Central Railroad; thence with the westerly margin of said avenue southwardly 65 feet; thence westwardly and parallel to the southerly margin of said right of way 275 feet; thence northwardly and parallel to the westerly margin of Pitts Avenue 65 feet; thence eastwardly 275 feet to the beginning.

Being the same property conveyed to Brian W. Feeney, by Warranty Deed from Johnny Hunter and wife, Pamela Hunter, of record in Instrument No. 20011029-0117487, Register's Office for Davidson County, Tennessee.

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

This instrument is being executed in behalf of Brian Feeney pursuant to Power of Atorney executed by same and recorded simultaneously herewith in Instrument No. 20030708-0093473, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/08/03 10:12 2pgs
Fees:13.00 Taxes:379.25

20030708-0093474

unimproved ☐
This is improved ☒ property, known as 407 Pitts Avenue, Old Hickory, TN 37138
(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 30th day of June, 2003.

Brian W. Feeney
By Joseph M. Petno Attorney in Fact

Brian W. Feeney
By: Joseph M. Petno as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of June, 2003 before me personally appeared Joseph M. Petno, the person who executed the foregoing instrument on behalf of Brian W. Feeney, and acknowledged that he executed the same as the free act and deed of the said Brian W. Feeney, through Power of Attorney granted Joseph M. Petno, by the said Brian W. Feeney.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2003.

Commission expires: November 27, 2004

Deborah K. Devine

Deborah K. Devine Notary Public