A600

Box 36 (1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/03 15:05 2pgs
Fees:13.00 Taxes:858.40

20030805-0111055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Amy Adams Gowan
Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2003.

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006

June E. Rowell

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

MY COMMISSION EXPIRES: JULY 29, 2006
STATE OF TENNESSEE
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. Hollingsworth	Countrywide Home Loans, Inc.	104-06-210
(NAME)	(NAME)	
409 32nd Avenue	750 Old Hickory Blvd., Ste 180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood, TN 37027	
(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,

James H. Benson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael C. Hollingsworth and wife, Patrice Dunn Dawes Hollingsworth,

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 LOCATED IN THE 18TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ON THE WESTERLY MARGIN OF 32ND AVENUE SOUTH 69.1 FEET SOUTH OF MARLBOROUGH AVENUE BEING PART OF LOTS 76 AND 77 ON A MAP SHOWING R. W. GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEY TRACT (NOT OF RECORD) DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 7/31/03 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN R.L.S. #1838) AS FOLLOWS:

BEGINNING AT A CHISELED HOLE IN THE BACK OF THE SIDEWALK ON THE WESTERLY MARGIN OF 32ND AVENUE SOUTH, SAID HOLE BEING LOCATED S 36° 00' 00" E 69.10 FEET FROM THE SOUTHERLY MARGIN OF MARLBOROUGH AVENUE; THENCE WITH SAID WESTERLY MARGIN S 36° 00' 00" E 49.61 FEET TO AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF THE JON PETERSON AND JORDAN LEE LAND (BOOK 10483, PAGE 759 R.O.D.C., TN); THENCE WITH SAID PETERSON S 53° 26' 23" W 151.00 FEET TO A NAIL (NEW) IN THE EASTERLY MARGIN OF ALLEY #891; THENCE WITH SAID EASTERLY MARGIN N 32° 58' 51" W 37.10 FEET TO A NAIL (NEW) AT THE SOUTHWEST CORNER OF THE JOHNATHAN AND PAULA BRAGG LAND (INSTRUMENT # 20010220-0015485 R.O.D.C., TN); THENCE WITH SAID BRAGG N 44° 52' 29" E 33.20 FEET TO AN IRON ROD (OLD); THENCE N 31° 16' 04" W 16.90 FEET TO AN IRON ROD (OLD); THENCE N 59° 46' 46" E 63.44 FEET TO A IRON SPIKE (OLD) IN A CONCRETE DRIVEWAY; THENCE N 55° 51' 16" E 51.78 FEET TO THE POINT OF BEGINNING CONTAINING 7515.12 SQ. FEET OR 0.17 ACRES MORE OR LESS.

BEING the same property conveyed to James H. Benson by Warranty Deed from Matthew Christopher Hayes and Patrick Nicholas Hayes, Devisees under the Last Will and Testament of Mary Helen Hayes, Docket No. 01P-619, Probate Court of Davidson County, Tennessee, of record in Instrument No. 20030519-0067648, Register's Office for Davidson County, Tennessee.

The above described property is not now and was never intended to be the primary residence of the Grantor.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 409 32nd Avenue, Nashville, TN 37212
(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 4th day of August, 2003.

James H. Benson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James H. Benson, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of August, 2003.

Commission expires: November 25, 2006

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mark A. Ellmore, Jr. Notary Public