WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/03 13:53 2pgs
Fees:13.00 Taxes:111.00

20030806-0111929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: May 30, 2007.
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaunita Veasy	Jaunita Veasy	069-12-0-013.00
(NAME) 301 Starboard Ct ~~3812 N. Hydes Ferry Road~~	(NAME) 301 Starboard Court ~~3812 N Hydes Ferry Road~~	069-12-0-014.00
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Nashville, TN 37218	
(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, I, Jaunita Veasy, Administratrix for the Estate of Robert Bryant, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jaunita Veasy, married, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3812 N Hydes Ferry Road, Nashville, TN 37218
(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 26th day of June, 2003.

By:
Estate of Robert Bryant Jr., Jaunita Veasy, Administratrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public for said County and State, personally appeared Jaunita Veasy, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument as Administratrix of the Estate of Robert Bryant, Jr., and that as such Administratrix, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 2003.

Commission expires: May 30, 2007

Richard Manson Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

Exhibit A

Tract No. 1:

Beginning at a point in the southerly margin of Hydes Ferry Pike at the northeast corner of the Kennedy property; thence easterly along the southerly margin of said Hydes Ferry Pike 163.21 feet to a point; thence South 35 deg. 7 min. 0 sec. West 146.08 feet to a point; thence South 48 deg. 40 min. 48 sec. West 395.11 feet to a point in the northerly margin of Old Hydes Ferry Pike; thence westerly along the northerly margin of said Old Hydes Ferry Pike 107 feet to a point; thence North 41 deg. 46 min. 15 sec. East 460.03 feet to the southerly margin of Hydes Ferry Pike, the point of beginning and containing 1.53 acres, more or less.

TRACT 2:

Beginning at a point in the southerly margin of Hydes Ferry Pike at the northwest corner of the YMCA property; thence South 19 deg. 4 min. 10 sec. east 164.24 feet to a point; thence South 60 deg. 34 min. 20 sec. West 221.84 feet to a point; thence North 22 deg. 31 min. 10 sec. West 177.49 feet to a point; thence North 35 deg. 7 min. 0 sec. east 146.08 feet to a point in the southerly margin of Hydes Ferry Pike; thence easterly along the southerly margin of said Hydes Ferry Pike 125 feet to the point of beginning and containing 1.07 acres more or less.

Being the same property conveyed to ROBERT BRYANT, JR., by deed from W.L. BAINBRIDGE COMPANY, of record in Book 4516, page 497, said Register's Office.