WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Earline Covington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/14/03 16:48 2pgs
Fees:13.00 Taxes:360.75
20030814-0117416

b-3576

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earline Covington	New South Federal Savings Bank	092-09-0-026.00
(NAME)	(NAME)	
610 39th Avenue North	2301 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37212	
(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, P T Development, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earline Covington,* 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: * asingle woman

Land in Davidson County, Tennessee, being part of Lot No. 9 on the plan of Clifton, as of record in Book 21, page 35, Register's Office for Davidson County, Tennessee, described partly according to a Map of Richard S. West's Land in West Nashville, made February 15, 1945, by John Wilkes Surveyor, as follows:

Beginning at a point in the easterly margin of 39th Avenue, North, formerly Watson Street, said Point being the northwest corner of the property conveyed to William Ransom and wife, by deed of record in Book 1471, page 559, Register's Office; thence with Ransom's northerly line, easterly 150 feet to a point; thence northerly parallel to 39th Avenue North 50 feet to a point; thence North 86 ½ degrees West 150 feet to a point in the westerly margin of 39th Avenue North; thence with the margin of the same, southerly 50 feet to the beginning.

Being all of the same property conveyed to P. T. Development, LLC by deed dated June 19, 2002 from James P. Williams, of record in Instrument No. 20020620-0074480, Register's Office for Davidson County, Tennessee.

Being that same property conveyed to PT Development, LLC by deed from James P. Williams of record at Instrument # 20020620-0074480, said Register's Office.

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 610 39th Avenue North, Nashville, TN 37209
(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 23rd day of July, 2003.

P T Development, LLC

By: Michael W. Calleja

Micheal W. Calleja

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named P T Development, LLC 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 Brentwood, Tennessee this 23rd day of July, 2003.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Micheal W. Calleja with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Vice President respectively of the PT Development, LLC the within named bargainor, and corporation, and that he/she as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Micheal W. Calleja as such Vice President .

Witness my hand and official seal at office at Brentwood, Tennessee on this the 223rd, July, 2003

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027