WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/03 13:19 2pgs
Fees:13.00 Taxes:325.23
20030818-0119370

CAROL A. CLAWSON NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Patricia Avril
Affiant

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

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, Inc., 104 Cude Lane, Suite 118, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Avril	Patricia Avril	52-5-115
(NAME)	(NAME)	
712 Center Street	712 Center Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, **Jay O'Leary and wife, Kimberly R. O'Leary**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Avril and husband, Terry Avril**, 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 tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the northerly one-half of lot no. 9 on the revised plan of Block "K" Power and Roth Subdivision of Madison Park, of record in Book 974, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jay O'Leary, a married man by deed from John G. Brevard, a married man, dated August 16, 2000 and filed of record as Instrument No. 200008220082910, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 819-821 Denson Ave., Madison, TN 37115
(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 our hands this 13th day of August, 2003.

Jay O'Leary

Kimberly R. O'Leary by Jay O'Leary as attorney in fact
Kimberly R. O'Leary by Jay O'Leary as attorney in fact

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay O'Leary with whom I am personally acquainted or proven to me on the basis of satisfactory evidence to have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this. 13th DAY OF AUGUST, 2003

Commission expires: 6-6-06

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Carol A. Clawson

Notary Public

State of Tennessee
County of Davidson

Before me, a Notary Public in and for said County and State, personally appeared Jay O'Leary, individual(s) who executed the foregoing instrument on behalf od Kimberly R. O'Leary as his/her true and lawful attorney in fact and acknowledged the same to e the free act and deed of the within named Kimberly R. O'Leary.

Witness my hand and official seal this 13th day of August, 2003.

Carol A Clawson

Notary Public

My Commission Expires: 6-6-06

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.