WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Terry W 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)

CAROL A. CLAWSON NOTARY PUBLIC SUMNER COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/29/03 14:05 2pgs
Fees:13.00 Taxes:327.45
20030829-0125913

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
Terry Wayne Avril	Terry Wayne Avril	52-5-115.01
(NAME)	(NAME)	
823-825 Denson Ave.	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 S. O'Leary and Kimberly R. O'Leary, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry Wayne Avril and wife, Patricia 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, State of Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 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 said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jay S. O'Leary and Kimberly R. O'Leary, husband and wife, by deed from John C. Brevard, a married man, dated August 29, 2000 and filed of record as Instrument No. 20000830-0085581, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 823-825 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 S. O'Leary

Kimberly R. O'Leary by Jay S. 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 Grantors* 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

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

* Jim S. O'Leary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

My Commission Expires: 6-6-06

Carol A Clawson

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