Davidson County DEEDWARR
Recvd: 10/16/03 13:02 2pgs
Fees:13.00 Taxes:629.00

20031016-0153497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Thomas B Dowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2003.

Sharon Boney
Notary Public

MY COMMISSION EXPIRES: 5-27-07

(AFFIX SEAL)

SHARON BONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas B. Dowling	SunTrust Mortgage, Inc.	127-97
(NAME)	(NAME)	
8457 Highway 70	201 Fourth Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	
(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,

DARRYL F. NELSON, UNMARRIED

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

THOMAS B. DOWLING AND CYNTHIA J. CYRUS, HUSBAND AND WIFE

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 being in the 9th Civil District of Davidson County, Tennessee, being Tract No. 3 on a portion of the W. T. Hutton Property, described according to a survey by James L. Murphy, Jr., & Co., dated January 5, 1967, and by John Kohl & Co., dated August 21, 1986, as follows: Beginning at a point in the southerly margin of Memphis-Bristol Highway, said point being the northeast corner of the herein described tract; thence South 1 deg, 53' 35" West 777.16 feet to a point; thence South 52 deg. 31' West 213.36 feet to a point; thence North 1 deg 53' 35" West 908.81 feet to a point in the southerly margin of the Memphis-Bristol Highway; thence easterly along the southerly margin of same, 152.71 feet to the beginning. Memphis-Bristol Highway also known as Highway 70 South.

Being the same property conveyed to Darryl F. Nelson by Quitclaim deed dated September 25, 1992 from William Rowlette and wife, Hilda Rowlette of record in Book 8750, Page 58, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8457 Highway 70, Nashville, TN 37221

(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/our hand(s) this 8th day of October, 2003.

Darryl F. Nelson
Darryl F. Nelson

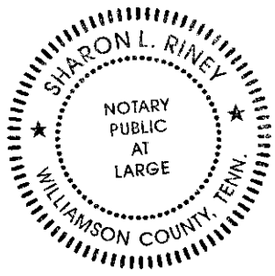
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darryl F. Nelson, 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 8th day of October, 2003

Commission expires: 5-27-07



Sharon L. Riney

Notary Public