WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Majors	SunTrust Mortgage, Inc.	158-2-11
(NAME)	(NAME)	
6238 Hillsboro Pike	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Baltimore, MD 21279-0041	
(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, **Kenneth M. Draper and wife, Maria P. Draper**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William F. Majors and wife, Maxine E. Majors**, 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 tract of land in the 7th Civil District of Davidson County, Tennessee, being part of the Robert L. Goodpasture 11 acre tract, and described according to a survey made by Cantrell, Connell & Morrison, Engineers in July, 1956, as follows:

BEGINNING at a point in the easterly margin of Hillsboro Pike at the southwest corner of the original 11 acre tract; thence leaving said Pike and along Kelly's northerly boundary line South 86 degrees East 500 feet to a point, the southwest corner of the property conveyed to Edmund D. Milam and wife, by deed of record in Book 3435, Page 431, thence along Milam's westerly line Northeasterly 196 feet to a point; thence North 86 degrees West 500 feet to a point in the easterly margin of the Hillsboro Pike; thence with the margin of the same South 28 degrees West 196 feet to the point of beginning.

BEING the same property conveyed to Kenneth M. Draper and wife, Maria P. Draper by deed from Roger C. Thomas and wife, Betty L. Thomas of record in Book 9595, Page 864, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **6238 Hillsboro Pike, Nashville, TN 37215**

(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 16th day of October, 2003.

Kenneth M. Draper

Maria P. Draper

Davidson County DEEDWARR
Recvd: 10/20/03 15:58 2pgs
Fees:13.00 Taxes:1739.00

20031020-0154952

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth M. Draper and wife, Maria P. Draper, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of October, 2003.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Notary Public