Davidson County DEEDWARR
Recvd: 11/04/03 11:07 3pgs
Fees:18.00 Taxes:615.79
20031104-0161597

This instrument prepared by:
The Ashland Company
2121 Highway 12 South
Ashland City, Tennessee 37015

# WARRANTY DEED

| Address New Owner: | Send Tax Bill To: | Map/Parcel Nos. |
|---|---|---|
| Sue Batson Rankin | Same | Map 116-11-0 |
| 320 Lynwood Boulevard | | Parcel 061.00 |
| Nashville, TN 37205 | | |

FOR AND CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, **John T. Rankin and wife, Tracy H. Rankin**, (hereinafter referred to as the "Grantors"), do hereby transfer and convey all their right, title and interest in certain real estate in the County of Davidson, State of Tennessee, more particularly described below, to **Sue B. Rankin** (hereinafter referred to as the "Grantee")

The real estate conveyed hereby is particularly described as follows:

> All that tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as being Lots Nos. 20 and 21, and a part of Lots Nos. 18 and 19 on the Map of Royal Oaks Subdivision of record in Book 421, pages 102 and 103, Register's Office, Davidson County, Tennessee, which properties are shown on a survey of record in Book 547, page 77, said Register's Office, and described as follows, to wit:
>
> Beginning at a point in the east margin of Lynwood Boulevard at the intersection of the south line of a 20 foot alley, being the northwest corner of said Lot No. 21; thence along the south line of a 20 foot alley, being the northwest corner of said Lot No. 21; thence along the south margin of said alley South 87 degrees 04 minutes 46 seconds East 585.0 feet to an iron pipe; thence South 05 degrees 15 minutes West 201.01 feet to an iron pin; thence South 21 degrees 24 minutes 29 seconds East 197.92 feet to an iron pin in the northwest margin of Pendleton Avenue; thence South 56 degrees 35 minutes 31 seconds West along said northwest margin 99.18 feet to a point; thence westerly along the curve of Pendleton Avenue a distance of 370.08 feet to an iron pin, said curve having a chord of North 85 degrees 32 minutes 39 seconds West 343.72 feet; thence North 47 degrees 40 minutes 49 seconds West along the northeastern margin of Lynwood Boulevard 174.19 feet to an iron pin;

thence continuing northerly along the curve of Lynwood Boulevard a distance of 243.34 feet to an iron pin, said curve having a chord of North 22 degrees 19 minutes 46 seconds West 235.49 feet; thence North 03 degrees 01 minutes 18 seconds East 107.19 feet to an iron pin and the point of beginning, said tract containing 5.73 acres, more or less, as shown on a boundary survey by Charles B. Moseley, Jr., dated March 29, 1982, which survey is incorporated herein by reference.

Being the same property conveyed to John T. Rankin by Executor's Deed from Sue Batson Rankin, Executor Estate of Betty H. Batson in Instrument Number 200310160153514 Register's Office Davidson County, Tennessee (RODC) and by Executor's Deed from Sue Batson Rankin, Executor Estate of Carl Jackson Batson in Instrument Number 200310160153513, RODC.

This is improved property located at 320 Lynwood Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for real property taxes for the current year, matters shown on the Map of Royal Oaks Subdivision of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and applicable zoning laws and regulations. Grantors further covenant and bind themselves, their heirs, successors and representatives to warrant and forever defend the title to the said real estate to the said Grantee and to the said Grantee's heirs, assigns, and successors in title against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantors have set their hands, this 20th day of October, 2003.

**John T. Rankin**

**Tracy H. Rankin**

STATE OF TENNESSEE~
COUNTY OF CHEATHAM~

Personally appeared before me, Teresa Binkley, a Notary Public of said County and State, **John T. Rankin & Tracy H. Rankin**, the within named 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 seal, at Office in Ashland City, Tennessee, this 20th day of October, 2003.

Notary Public

My Commission Expires: April 9, 2006

STATE OF TENNESSEE~
COUNTY OF CHEATHAM~

The actual consideration or value for this property (whichever is greater) is $166,429.00.

AFFIANT

Sworn to and subscribed before me this 20th day of October, 2003.

My Commission Expires: April 9, 2006