WARRANTY DEED

FILE BOX 19B
03-12-011-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of December, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/08/03 15:31 2pgs
Fees:13.00 Taxes:555.00

20031208-0176046

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RAYMOND EDWARD TARKINGTON, JR. (NAME)	" NEW OWNER " (NAME)	103-08-0
131 43rd Avenue North (ADDRESS)	(NAME) (ADDRESS)	081.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB: 25W-08685

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CHARLYE MAI FINK AND MARTHA CHARLENE DOTSON, BOTH UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAYMOND EDWARD TARKINGTON, JR., MARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 17 on the Plan of C. H. Tritschler's Subdivision of Lots Nos. 347, 348, and part of Lot No. 349 in Westlawn Subdivision, of record in Book 843, Page 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 17 fronts 50 feet on the westerly side of 43rd Avenue North, formerly Jessica Avenue, and runs back between parallel lines 175 feet to the easterly margin of 44th Avenue North.

BEING the same property conveyed to Charlye Mai Fink and Martha Charlene Dotson, as Tenants in Common with Right of Survivorship, by Quitclaim Deed from Charlye Mai Fink and Howard M. Taradash, Trustee, of record in Book 7132, Page 691, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of CHARLYE MAI FINK pursuant to a Power of Attorney executed by same on the 13th day of November, 2003, and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.

THE said Charlye Fink and Charlye Mai Fink are one and the same person.

THE said Martha Charlene Dotson and Charlene Dotson are one and the same person.

BEING unimproved ☐
Improved ☒ property known as: 131 43rd Avenue North, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 5th day of December, 2003.

Charlye Mai Fink
CHARLYE MAI FINK

By: Martha Charlene Dotson
Martha Charlene Dotson, Attorney-in-Fact

Martha Charlene Dotson
MARTHA CHARLENE DOTSON

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 **MARTHA CHARLENE DOTSON, UNMARRIED**, the bargainor(s), 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 Brentwood, Tennessee, this 5th day of December, 2003.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 5th day of December, 2003, before me personally appeared **MARTHA CHARLENE DOTSON**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **CHARLYE MAI FINK, UNMARRIED**, and acknowledged that she executed the same as the free act and deed of the said **CHARLYE MAI FINK**.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of December, 2003.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.