Box 13 #7282

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2005

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy M. Edwards	Tammy M. Edwards	59-89
(NAME) 671 Ewing Drive	(NAME) 671 Ewing Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, Steve Scheibe, unmarried and Frank Davenport, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy M. Edwards, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, and being particularly described by metes and bounds, according to an unrecorded plat of survey made by Richard Omohundro, Surveyor, April 11, 1959, described as follows:

Starting at a point in the center of Old Ewing Road, said point being the common corner of Lots Nos. 18 and 19 on the unrecorded Map of the Subdivision of Part of The Marshall Waters Lands, described according to a copy of a survey thereof, made April 1916, by Erle Drake, County, Surveyor, and Running thence with the lot lines of Lots 18 and 19; North 3 Degrees 30' East 31 feet to a point in the northerly margin of New Ewing Road; thence North 89 degrees 40' West 211 feet to a point in the northerly margin of New Ewing Road, being the point of beginning of the hereinafter described tract of land; thence North 3 degrees 30' East 449.2 feet to a point in the center of Whites Creek, being the east fork of said creek of Ewing Creek; thence with the center line of said creek, South 81 degrees 30' West 60.1 feet to a point, thence with the center line of said creek, South 38 degrees 30' West 70.4 feet to the center of said creek; thence South 3 degrees 30' West 392.4 feet to a point in the northerly margin of New Ewing Road; thence with the northerly margin of said road, North 85 degrees 50' East 100 feet to the point of beginning.

Being the same property conveyed to Steve Scheibe, unmarried and Frank Davenport, married by deed of record in Instrument No. 20031126-0171906, Register's Office for Davidson County.

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

unimproved ☒

This is improved ☐ property, known as 671 Ewing Drive, Nashville, TN 37207

(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.

Davidson County DEEDWARR
Recvd: 01/29/04 14:34 2pgs
Fees:13.00 Taxes:331.15

20040129-0011308

Witness our hands this 20th day of January, 2004.

x Steve Scheibe

Steve Scheibe

x Franklin E Davenport

Frank Davenport

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 Steve Scheibe and Frank Davenport 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 purpose therein contained.

~~On this the 20th day of January, 2004, before me personally appeared Frank Davenport, the person who executed the foregoing instrument on behalf of Sue Davenport and who acknowledged that he executed the same as the free act and deed of the said Sue Davenport, through Power of Attorney granted him by the said Sue Davenport.~~

Witness my hand and official seal at Nashville, Tennessee this 20th day of January, 2004.

Commission expires: May 28, 2006

Beth Triplett

Beth Triplett Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006