WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/04 13:58 2pgs
Fees:13.00 Taxes:2090.50

20040209-0015457

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2004

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — My Commission Expires SEPT. 30, 2005

THIS INSTRUMENT WAS PREPARED BY:
First National Title of Nashville, LLC, 1130 8th Avenue South, Suite 302, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Curtis Baysinger and Mary Baysinger	New Owner	
(NAME) 215 Cantrell Ave.	(NAME)	Map 104-13
(ADDRESS) Nashville, TN 37205	(ADDRESS)	Parcel 11.00
(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, **DANIEL ALLEN CLAY**, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CURTIS L. BAYSINGER AND MARY R. BAYSINGER, 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 in Davidson County, Tennessee, being Lot No. 50 on the Map of Bransford Realty Co.'s Subdivision of Lots Nos. 8, 10, 11, 12 and part of Lot No. 9 in Block "E" and certain Lots in Blocks F & G in Whitland Realty Company's Subdivision, of record in Book 547, page 53, said Register's Office.

Beginning at the northwesterly corner of Wilson Avenue, now Cantrell Avenue and Rolland Road, thence with the westerly margin of Wilson Avenue, now Cantrell, northwardly 100 feet to the southeast corner of Lot No. 6; thence with the southerly line of Lot No. 6, westwardly 200 feet; thence southwardly 55 feet to the northerly margin of Rolland Road; thence with said Road, southeasterly 185.5 feet to a turn in said road; continuing with said road in an easterly direction 20 feet, in all 205.5 feet to the beginning.

Being the same property conveyed to Daniel Allen Clay and wife, Elizabeth Scott Clay, by Warranty Deed from Daniel E. Tyler and wife, Adele Tyler, dated February 1, 2001, of record in Instrument No. 20010202-0010368, Register's Office for Davidson County, Tennessee. Also being the same property in which Elizabeth Scott Clay conveyed her interest to Daniel Allen Clay, by Quitclaim Deed dated January 6, 2004, of record in Instrument No. * , Register's Office for Davidson County, Tennessee.

* 20040209-0015456

This conveyance is subject to: 1) Property taxes and special assessments which have been prorated and assumed by the Grantee herein; 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 215 Cantrell Ave., Nashville, TN 37205

(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 hand this 27th day of January, 2004.

DANIEL ALLEN CLAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Brenda S. Lane, a Notary Public in and for said State and County, Daniel Allen Clay, an unmarried person, the within named bargainor(s), with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged under oath that he/she/they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and official seal at 1130 8th Avenue South, Nashville, Tennessee, 37203, on this 27th day of January, 2004.

Commission expires: 5-23-06

NOTARY PUBLIC

