WARRANTY DEED

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 4/3/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Frank Holbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20th day~~ ~~of January, 2004~~ 6TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Holbert	Frank Holbert	
(NAME)	(NAME)	
1122 33rd Avenue N	1122 33rd Avenue N	92-1-54
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040074

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Alger V. Boswell II and Alice Lee B. Love**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Frank Holbert**, hereinafter called the GRANTEE, **his/her** 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, State of Tennessee, described as follows, to-wit:

Lot 179 of Block 33 of the Normal View Land Company's Subdivision of Lots 33, 34, etc. of Midway, as of record in Book 421, Page 97, R.O.D.C., Tennessee. Said Lot 179 fronts 51 feet on the easterly side of 33rd Avenue, North, (formerly Kilarney Street) and runs back between parallel lines and with the southern margin of Clover Street, 150 feet to an alley.

BEING the same property conveyed to Alger V. Boswell, II and Alice Lee B. Love by deed dated 5/23/86 from Ethel J. Boswell of record in Book 6880, Page 989, Register's Office for Davidson County, Tennessee. The said Ethel J. Boswell retained a life estate in above deed, but is now deceased.

unimproved ☐

This is improved ☒ property, known as 1122 33rd Avenue N, Nashville, TN

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of January, 2004.

Alger V. Boswell III

Alice Lee B. Love

Alice Lee B. Love

Davidson County DEEDWARR
Recvd: 02/11/04 09:45 2pgs
Fees:13.00 Taxes:259.00

20040211-0016414

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Alger V. Boswell III and, Alice Lee B. Love, with whom I am personally acquainted or has proven to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Lake, Indiana, this 30 day of January, 2004.

Commission expires:

MARTINE J VAGENAS
NOTARY PUBLIC STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXP. MAY 24,2007

Martine J Vagenas

