WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/04 09:50 2pgs
Fees:13.00 Taxes:610.50

20040212-0016786

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Charles K Donoho
Joyce A. Donoho
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL)

MARK K. SHAFFER NOTARY PUBLIC DAVIDSON COUNTY TN MY COMMISSION EXPIRES MARCH 31 2007

THIS INSTRUMENT WAS PREPARED BY:
Acceterated Title Co. 1321 Murfreesboro Rd Ste 125 Nashville, Tn 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK WILKERSON	FRANK WILKERSON	53-16-97
(NAME)	(NAME)	
332 PITTS Ave.	332 PITTS Ave.	
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138	OLD HICKORY, TN 37138	
(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, CHARLES K. DONOHO AND WIFE, JOYCE A. DONOHO, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK WILKERSON, a single man, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 332 PITTS Ave., OLD HICKORY, TN 37138
(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 our hands this 2nd day of February, 2004.

Charles K Donoho
CHARLES K. DONOHO

Joyce A. Donoho
JOYCE A. DONOHO

STATE OF TN
COUNTY OF Davidson

Witness my hand and official seal at ~~Tampa~~ Nashville, Tennessee this.

Commission expires:

Notary Public

MARK K. SHAFFER NOTARY PUBLIC DAVIDSON COUNTY TN MY COMMISSION EXPIRES MARCH 31 2007

EXHIBIT A

BEGINNING at an iron spike in the centerline of Pitts Avenue being 75 feet more or less west of an iron spike at the original northeast corner of James property, thence south 16 degrees 48 minutes West 261 feet to an iron spike in the north line of the land that was conveyed to Eugene Davis and wife by deed in Book 2879, page 227, Register's Office for Davidson County, Tennessee thence along Davis' north line north 61 degrees west 100 feet more or less; thence northeastwardly 251 feet more or less to the centerline of Pitts Avenue, thence with the centerline of Pitts Avenue 100 feet more or less to the point of beginning.

CHAIN OF TITLE: CHARLES K. DONOHO AND WIFE, JOYCE A. DONOHO Obtained title by WARRANTY Deed on 10/16/1993 in RECORD Book 9129, Page 575, of the Public Records of Davidson County, Tennessee.