WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/04 14:23 2pgs
Fees:13.00 Taxes:407.00

20040304-0024836

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4-18-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vann H. Hughes	Vann H. Hughes	Map 93-16
(NAME) 265 Hermitage Avenue	(NAME) 265 Hermitage Avenue	Parcel 250, 251 & 252
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, 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, **RONALD E. WALTON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VANN H. HUGHES**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Being Lots Nos. 1 and 2 on the Plan of Bass's Subdivision of the Homestead Block, of record in Book 161, Page 99, of the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 adjoin and front together 80 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street, and run back between lines, 148.81 feet on the easterly line of Lot No. 2, and 150 feet on the westerly line of Lot No. 1, along the easterly margin of Decatur Street, to an alley in the rear on which they measure 80 feet.

TRACT 2: Being Lot No. 3 on the Plan of Bass's Subdivision of the Homestead Block, Hermitage Addition to Nashville, as of record in Book 161, Page 99, Register's Office for Davidson County, Tennesse.

Said Lot No. 3 fronts 40 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street, and runs back 148.81 feet, more or less, on the westerly line and 148.2 feet, more or less, on the easterly line to an alley, measuring 40 feet thereon.

Being the same property conveyed to Thomas G. Walton and Ronald E. Walton by deed from O.E. Walton and wife, Eva D. Walton (also known as Odis E. Walton and wife, Dimple Walton) by deed filed of record in Book 6338, Page 470 as re-recorded in Book 6564, Page 588, and further conveyed to Ronald E. Walton by deed from Thomas G. Walton filed of record in Book 6840, Page 293, all in Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 265 Hermitage Avenue, Nashville, TN 37214
(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/our hand(s) this 26th day of February, 2004.

Ronald E. Walton

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, **Ronald E. Walton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of February, 2004.

Commission expires: 4-18-06

Delaina D. Davis

Notary Public

