WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/04 11:04 2pgs
Fees:13.00 Taxes:281.20

20040311-0028065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Dawkins	Allison Dawkins	70-7-60
(NAME)	(NAME)	
917 Day Street	815 Old Dickerson Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Goodlettsville, TN 37072	
(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, Thelma Hardy, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allison Dawkins, and wife, Betty Dawkins, 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 917 Day Street, Nashville, TN 37218

(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 9th day of March, 2004.

Thelma Hardy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thelma Hardy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March, 2004.

Commission expires:

Notary Public

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

EXHIBIT A

LAND in Davidson County, Tennessee described as follows:

BEING Lot No. 53 on the Map of Part of Free Silver Plan, as of record in Book 332, page 46, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Lincoln Street, at the corner of Lots 53 and 54; thence with the line between said lots, northerly 572 feet to a point; thence south 79 ¼ deg. E 320.2 ft to the corner of Lots 52 and 53; thence with the line between said lots, southerly 473 feet to the north margin of Lincoln Street, thence with the margin of the same westerly 300 feet to the beginning, containing 3.59 acres, more or less.

and

BEING part of Lot 54 and 55 on Haynie's Free Silver Plan of Lots, as of record in Book 332, page 46, Register's Office, including Lot 5, as shown on the unrecorded Map showing a Subdivision of part of said lot made for Annie O. Miller, by Hickerson-Miller Engineers Surveyors, and described according to a survey made by C. J. Carney, Surveyor, dated Oct. 19, 1960, as follows:

BEGINNING at a point in the centerline of Old Buena Vista Pike, opposite the north margin of Lincoln Street; thence along the north margin of Lincoln Street, N 82 deg. 30' E 401 ft to a point at the corner of Lots 53 and 54; thence with the line between said lots, N 7 deg. 58' W 572 ft to the northerly corner of said lots, in the south line of the Ray Lands; thence with Ray's south line, N 79 deg. 30' W 585 ft to a stump, at the corner of Lot 1 to 4, Miller's unrecorded plan; thence along the east line of Lots 1 to 4, Miller's Plan, and along the east line of the Porter Buford Property, S 42 deg. 30' E 532 ft, and S 4 deg. 30' E 212 ft to the north line of Lot 5, of Miller's Plan, at Buford's southeast corner; thence N 82 deg. 30' W 175 ft to the centerline of Old Buena Vista Pike; thence with the centerline of same, S 33 deg. 119 ft to the beginning.

INCLUDED IN THE ABOVE BUT ENCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEED OF RECORD AS INSTRUMENT NO. 20010828-0093505, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO THELMA HARDY, UNMARRIED, BY DEED OF RECORD IN BOOK 10106, PAGE 762, AS CORRECTED IN BOOK 10402, PAGE 141, SAID REGISTER'S OFFICE.