# WARRANTY DEED

ED TIGNOR NOTARY PUBLIC AT LARGE WILSON CO., TENN.

MY COMMISSION EXPIRES: DECEMBER 7, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2004

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)


**Return to:**
**All-Star Title, Inc.**
**120 Donelson Pike, Ste 201**
**Nashville, TN 37214**
Ph: (615) 883-5883 **Fax: (615) 883-7543**


**THIS INSTRUMENT WAS PREPARED BY**
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Elliott Anderson | SAME | 072-07-277.00 |
| (NAME) | (NAME) | |
| 1419 McGavock Pike | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | SAME | |
| (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, **James W. Thomas and wife, Helen Marie Thomas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elliott Anderson, and Tiny Jenkins**, 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. 2 on the Map of J. A. DeMontbreun's Resubdivision of Lots 75 through 81 of R. M. Dudley's unrecorded plan if subdivision of a 30 acre tract, as recorded in Book 974, page 68, Register's Office for said County.
Said Lot No. 2 fronts 60 feet on the northerly side of McGavock Pike and runs back between lines 177.3 feet on the westerly line and 178.6 feet on the easterly line, to an alley, on which it measures 60 feet.

Being the same property conveyed to James W. Thomas and wife, Helen Marie Thomas by Deed from Robbie Dean Hurt dated 2/16/73, of record in Book 4681, page 866, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1419 McGavock Pike, 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 our/my hands this 5th day of March 2004.

Davidson County DEEDWARR
Recvd: 03/16/04 09:19 1pgs
Fees:13.00 Taxes:451.03

20040316-0029629

James W. Thomas

Helen Marie Thomas

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared James W. Thomas and wife Helen Marie Thomas the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 5th day of March, 2004.

Commission expires:

ED TIGNOR NOTARY PUBLIC AT LARGE WILSON CO., TENN.

MY COMMISSION EXPIRES: DECEMBER 7, 2005

Notary Public