WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.

(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE

Davidson County DEEDWARR
Recvd: 03/29/04 13:10 2pgs
Fees:13.00 Taxes:610.50
20040329-0034946

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marquis Qualls	Marquis Qualls	59-00-0/197.00
(NAME)	(NAME)	
646 Ewing Drive	646 Ewing Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, **Darryl Dinning and wife, Gloria G. Dinning**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marquis Qualls, unmarried**, 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:

Being Lot No. 1 on the Plan of Waters Property of record in Book 6050, Page 122, Register's Office for Davidson County, Tennessee, and Surveyors Certificate of Correction in Book 6482, Page 616, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Darryl Dinning and wife, Gloria G. Dinning by Warranty Deed from Heirs of Ola Waters, James E. Waters, Ruby W. Neely, C. Raymond Waters, Sr., Patricia W. Swift, Norma Ellis, Hugh E. Waters, Jr. Russell Waters, Nancy Corn, Steven Paul Waters, Peggy W. Collins, Alma L. Waters and Cynthia Gayle Waters Andrews dated December 1, 1989 and filed for record in Book 8363, Page 475, Register's Office for Davidson County, Tennessee.

The 2004 County Taxes have been prorated and assumed by the Grantee.

Subject to any and all matters appearing of record in Plat book 6050, page 122, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 646 Ewing Drive, Nashville, TN 37207

(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 25th day of March, 2004.

Darryl Dinning

Gloria G. Dinning

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 3/25/2004, before me personally appeared Darryl Dinning and wife, Gloria G. Dinning to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of March, 2004.

Commission expires: September 20, 2004

Judith C. Jacobs Notary Public

