WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/12/04 09:00 2 pgs
Fees:13.00 Taxes:647.50

20040412-0040562

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Way Charlton	USAA-First Mortgage Division	131-12-0-78
(NAME) 1030 Batterty Lane	(NAME) 10750 McDermott Freeway, BSB-D02	
(ADDRESS) Nashville, TN 37220	(ADDRESS) San Antonio Texas 78288	
(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, Carolyn O. Charlton, a widow , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Way Charlton and Wife, Amy Crawford Charlton , 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:

A tract or parcel of land in Davidson County, Tennessee, described as follow to wit:

Being part of Lot No. 25 on the Map of Zenaida Place, not of record and described according to a copy of the survey thereof made August 11, 1948, by Z.J. Wilkerson as follows:

Beginning at a point in the center line of Battery Lane at an iron spike which is 150 feet west from the corner of Lots 25 and 26; thence north 0 deg. 25' east 425 feet to a stake in the south line of Lot No. 24; thence with the line between said lots north 87 deg. 30' west 170.2 feet to a stake; thence south 2 deg. east along a fence, 425 feet to the center line of Battery Lane to an iron spike; thence with the center line Continued on next page of Battery Lane to an iron spike; thence with the center line of the same, south 87 deg. 30' east 152.2 feet to the beginning.
Being the same property conveyed to Hugh F. Charlton Jr. and Wife, Carolyn O. Charlton by Warranty Deed dated September 8, 1948 from James T. Eanes and wife, Marthan E. Eanes of record in Book 1638, Page 296, Register's Office for Davidson County, Tennessee. Hugh F. Charlton Jr. has since died.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1030 Batterty Lane, Nashville, TN 37220

(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 5th day of April, 2004.

Carolyn O. Charlton

Carolyn O. Charlton

Hugh F. Charlton III

Attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

On this the 5th day of April, 2004, before me personally appeared Hugh F. Charlton III to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carolyn O. Charlton, a Widow, and who acknowledged that Hugh F. Charlton III executed the same as the free act and deed of the said Carolyn O. Charlton, a Widow by virtue of that Power of Attorney, duly executed by the said Carolyn O. Charlton, a Widow and appearing of record in instrument #2000050-10042473 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 5th day of April, 2004.

My Commission Expires: 9.8.07

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

File Number2403191

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027