SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY

Davidson County DEEDWARR
Recvd: 04/12/04 09:43 2pgs
Fees:13.00 Taxes:684.50
20040412-0040643

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
George M. Terrell		Map 105-6
(NAME)	(NAME)	
1555 Old Hickory Blvd.	NEW OWNER	Parcel 166
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **WENDELL ETHRIDGE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE M. TERRELL**, 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. 4 on the plan of Highland Garden Subdivision, as of record in Plat Book 57, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wendell Ethridge by Quitclaim Deed from Jalenska M. Cheatham filed of record in Instrument No. 20040412-0040042, Register's Office of Davidson County, Tennessee.

2004 county property taxes have been prorated between Grantor and Grantee. Grantee hereby assumes 2004 and all subsequent year's property taxes.

Subject to all matters as shown on plat of record in Book 57, Page 118, Register's Office of Davidson County, Tennessee.

Subject to an Open End Deed of Trust executed by Wendell Ethridge to Capital Bank & Trust Company, and filed of record in Instrument No. 20011024-0116433, Modification to Note and Deed of Trust filed in Instrument No. 20031216-0179705 and re-recorded in Instrument No. 20040310-0027600 Register's Office of Davidson County, Tennessee, to secure a note in the amount of $150,000.00, payable as therein specified.

unimproved ☐

This is improved ☒ property, known as 1506 8th Avenue South, Nashville, TN 37203
(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 30th day of March, 2004.

Wendell Ethridge

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Wendell Ethridge, 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 30th day of March, 2004.

Commission expires: April 18, 2006

Delaina D. Davis

Delaina D. Davis Notary Public

