WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/04 13:49 2pgs
Fees:13.00 Taxes:50.32
20040421-0045346

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$13,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH DAY OF APRIL, 2004.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Fly	Owner	**138-92**
(NAME)	(NAME)	
3921 Couchville Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	,	
(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, **William E. Maffett and wife Marilyn M. Maffett and Ralph M. Maffett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Fly**, 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 of land in the 4th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING on the south side of Couchville Pike at the northeast corner of a 7.20 acre tract of land conveyed to Anthony Wayne Scott and wife, Linda M. Scott as of record in Book 6518, Page 342, Register's Office for Davidson County, Tennessee; thence along an old existing fence being Scott's easterly boundary; south 13 degrees 31 minutes east 262.0 feet more or less near a cedar post in the old existing fence line with said point being on the northerly line in a tract of land conveyed to Artie Carter Adams et vir J. Carl Adams as described in a deed of record in Book 3974, Page 416, Register's Office for Davidson County, Tennessee; thence in an eastwardly direction along said Adams northerly boundary line to a point in the northerly boundary line of Mrs. Richie Murray and continuing eastwardly along the northerly boundary line of a tract of land conveyed to Mrs. Richie Murrary as of record in Book 7383, Page 336, Register's Office for Davidson County, Tennessee a distance of approximately 389 feet, more or less, to a point in the southerly margin of Couchville Pike; thence form said point in a westerly direction along the southerly margin of Couchville Pike approximately 462.0 feet, more or less, to the herein mentioned old existing fence line same being the point of beginning and containing 1.28 acres, more or less.

Being the same property conveyed to William E. Maffett and wife, Marilyn M. Maffett, and Ralph M. Maffett and Trina L. Watson by deed of record in Book 8983, Page 294, Register's Office for Davidson County, Tennessee.

The said Trina L. Watson having since died.

This instrument is executed on behalf of Marilyn Maffett and Ralph M. Maffet by William E. Maffet as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20040421-0045342. , in the Register's Office for **Davidson** County, Tennessee.
20040421-0045343
This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **3921 Couchville Pike, Hermitage, TN 37076**

(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

Witness **my/our hand(s)** this **16th day of April, 2004**.

Ralph M. Maffett by Willie E. Maffett attorney in fact

Ralph M. Maffett

William E. Maffett

Marilyn M. Maffett by Willie E. Maffett attorney in fact

Marilyn M. Maffett

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named William E. Maffett the 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 purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 16th day of April 2004.

Commission expires: 1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Angela M. Lake

Notary Public

State of Tennessee County of Davidson

On this 16th day of April, 2004 before me personally appeared William E. Maffett, the person who executed the foregoing instrument on behalf of Marilyn M. Maffett and Ralph M. Maffett, and acknowledged that they executed the same as the free act and deed of the said Marilyn M. Maffett and Ralph M. Maffett, through Power of Attorney granted William E. Maffett, by the said Marilyn M. Maffett and Ralph M. Maffett.

Angela M. Lake

Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.