WARRANTY DEED

DEDRA THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF APRIL, 2004.**

Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2006.~~ 1/29/05
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily G. McAlister	New Owner	**119-14 47**
(NAME)	(NAME)	
253 Tanksley Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, **Howard M. Tucker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily G. McAlister and husband Micah McAlister**, 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:

Beginning on the southerly margin of Tanksley Avenue at the corner of Lots nos. 24 and 25; thence with the line between said lots, southwardly 156.5 feet to the common corner of Lots Nos. 5, 6, 24 and 25; thence with the line between Lots Nos. 6 and 24, eastwardly 75 feet to the common corner of the Lots Nos. 6, 7, 23, and 24; thence with the line between Lots Nos. 23 and 24, northwardly 156.5 feet to the southerly margin of Tanksley Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to **Howard M. Tucker, a single man** by deed of record in Book 10895, Page 273, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **253 Tanksley Avenue, Nashville, TN 37211**
(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.

Davidson County DEEDWARR
Recvd: 04/26/04 13:59 2pgs
Fees:13.00 Taxes:344.10
20040426-0047170

Witness **my/our hand(s)** this **14th day of April, 2004**.

Howard M. Tucker

Howard M. Tucker

State of Tennessee

County of Dasvidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Howard M. Tucker 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 14th day of April, 2004.

Commission expires: 1-25-2006

Angela M. Lake

Notary Public

