BOX 11

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/04 15:18 2pgs
Fees:13.00 Taxes:233.10

20040510-0053283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 5/30/2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey D. Watkins	GMAC Mortgage Corporation	81-14-101
(NAME)	(NAME)	
1608 24th Ave., North	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Horsham, PA 19044	
(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, Rosemary Herron, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracey D. Watkins, married, 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 certain tract or parcel of land located in Davidson County, Tennessee, being a part of Lot No. 16 on the Plan of Georgia Industrial Realty Company's North Nashville Subdivision as of record in Book 421, page 188, Register's Office for said County, described as follows:
Beginning at a point on the easterly margin of 24th Avenue North, said point being 50 feet North of the common corners of Lots Nos. 16 and 17; thence at a right angle from 24th Avenue North in an Easterly direction 210 feet to a point; thence in a Northerly direction 60 feet to a point; thence in a Westerly direction 50 feet to the point of beginning.

Rosemary Herron (AW)

Being the same property conveyed to ~~TRACEY D. WATKINS~~, by deed of record as Instrument No. 20020122-0008253 said Register's Office.

This is not the principle residence of the grantee.

unimproved ☐

This is improved ☒ property, known as 1608 24th Ave. N, Nashville, TN 37208

(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 4th day of May, 2004.

Rosemary Herron

Rosemary Herron

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ROSEMARY HERRON, the within named bargainor, with whomI am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2004.

Commission expires:

Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN 5/30/2007