WARRANTY DEED

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: Sept 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow,Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katina Radley	New Owner	72-14-383
(NAME)	(NAME)	
1913 Scott Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(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, Delphine Hale Strains, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katina Radley, unmarried, 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. 5 and the North 28.5 feet of Lot No. 4 on the Map of an unrecorded subdivision known as Elbon, being a subdivision of the W.S. Noble Tract and described according to a survey made by Z.J. Wilkinson Surveyor, September 7, 1940, and revised September 21, 1940, as follows:
Beginning at a point in the easterly margin of Scott Avenue, at the corner of Lots Nos. 5 and 6 and said Plan; thence with the line between said lots easterly 175 feet to a point; thence southerly 78 ½ feet to a point which is 28 ½ feet south of the common corner of Lots Nos. 4 and 5; thence westerly parallel to the line between said lots, 175 feet to the easterly margin of Scott Avenue; thence with the margin of the same northerly 78 ½ feet to the beginning.

Being the same property conveyed to DELPHINE HALE STRAINS, by deed of record as Instrument No. 20030324-0038225, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1913 Scott Avenue, Nashville, TN 37216

(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 28th day of July, 2004.

Davidson County DEEDWARR
Recvd: 08/02/04 16:29 2pgs
Fees:13.00 Taxes:345.95

20040802-0092392

Delphine Hale Strains
Delphine Hale-Strains

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Delphine Strains, the within named bargainor, with whom I 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 28th day of July, 2004.

Commission expires:

Sept 22, 2007

Notary Public

My Commission Expires SEPT. 22, 2007