WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/04 15:11 2pgs
Fees:13.00 Taxes:731.68

20040819-0100522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: September 24, 2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

My Commission Expires SEPT. 24, 2005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Chauncey	Elizabeth Chauncey	104-1-199
(NAME)	(NAME)	
148 39th Avenue North	148 39th Avenue N.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37209	
(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,

James C. Neese and wife, Shannan S. Neese, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Woodrow Ashe Underwood and Elizabeth A. Chauncey, as tenants in common, 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. 89 and parts of Lots 88 and 90 on the Plan of West Grove Subdivision, of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee.

Beginning at a point on the easterly margin of 39th Avenue North at the corner of Lots 88 and 89; thence, with the line between said Lots 88 and 89 eastwardly 110 feet; thence, southwardly 20 feet; thence, eastwardly 50 feet; thence, northwardly 92 feet, more or less, to a point 28 feet South of the corner of Lots 90 and 91; thence, westwardly 24 feet and southwestwardly 56.5 feet to the line between said Lots 89 and 90; thence, with the line between said Lots 89 and 90, westwardly 85 feet to the easterly margin of said 39th Avenue North; thence, with same, southwardly 50 feet to the beginning.

Being the same property conveyed to James C. Neese and wife, Shannan S. Neese, by Deed from Edward Simpson and wife, Dorothee Von Wiese, of record in Book 11612, page 15, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 148 39th Avenue N., Nashville, TN 37209

(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 our hands this 13th day of August, 2004.

James C. Neese

Shannan S. Neese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Neese and wife, Shannan S. Neese, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 13th day of August 2004.

Notary Public

My Commission Expires: 3/25/06