WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy J. Thornton Sr.	SAME	133-1-278 133-1-279
(NAME) 416 E. Campbell Rd.	(NAME)	133-5-46
(ADDRESS) Madison, TN 37115	(ADDRESS)	133-132
(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,

Hazel W. Thornton, widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billy J. Thornton Sr. and wife, Delores E. Thornton,

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:

Lot 1 (133-1-278)

Land in Davidson County, Tennessee, being Lot No. 262 on the Map of Sunrise Heights, Second Plan of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the south side of Raymond Street and runs back between parallel lines 150 feet to an alley.

Property known as 513 Raymond Street, Nashville, Tennessee. Property conveyed to Clara B. Brewer by Deed form Earline B. Fann of record in Book 4602, Page 425, Register's Office for Davidson County, Tennessee. Clara B. Brewer having died without a will and without a spouse surviving her on October 20, 1975. Per Affidavit of Heirship of record in Book 6914, Page 537, said Register's Office, Earleen M. Fann and James W. Brewer were the heirs of Clara B. Brewer. Said Earline Brewer Fann (misspelled in Affidavit of Heirship) and James W. Brewer conveyed property to James E. Thornton and wife, Hazel W. Thornton, of record in Book 5268, Page 237, Register's Office for Davidson County, executed 3/31/78, recorded 4/3/78.

Lot 2 (133-1-279)

Being Lot No. 264 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Property known as 515 Raymond Street, Nashville, Tennessee. Being the same property conveyed to James E. Thornton and wife, Hazel W. Thornton, by Warranty Deed from Oakes & Smith Realty Co., Inc. of record in Book 5206, Page 973, Register's Office for Davidson County, Tennessee, date executed 10/6/77, filled 10/11/77.

Lot 3 (133-5-46)

Land in Davidson County, Tennessee, being Lot #346 on the Map of Sunrise Heights, Second Addition, as of record in Book 421, Page 46, Register's Office for said County.

Said Lot No. 346 fronts 50 feet on the southerly side of Veritas Street and runs back between parallel lines 145 feet to a dead line.

Property known as 511 Veritas Street, Nashville, Tennessee. Being the same property conveyed to James Elvis Thornton and wife, Hazel W. Thornton, by Warranty Deed from Bessie M. Anderson of record in Book 5176, Page 162, Register's Office for Davidson County, Tennessee, executed 7/26/77, filed 7/27/77.

Davidson County DEEDWARR
Recvd: 09/07/04 14:37 2pgs
Fees:13.00 Taxes:666.00
20040907-0107866

Lot 4 (133-132)

Land in Davidson County, Tennessee, being the westerly part of Lot No. 96 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, Register's Office for said County, described as follows:

Beginning on the southerly margin of Patterson Street at the corner of Lots Nos. 95 and 96; thence with the line between said two lots southwardly 158.3 feet to the northerly margin of an alley; thence with said alley eastwardly 46.00 feet, more or less, to the southwest corner of the property conveyed to H. L. Pulley and wife, by deed from C. A. Bridges, of record in Book 1224, Page 345, said Register's Office; thence with Pulley's westerly line northwardly 158.00 feet, more or less, to the southerly margin of Patterson Street; thence with said street, westwardly 44.0 feet to the beginning.

Being the same property conveyed to James E. Thornton and wife, Hazel W. Thornton, by Warranty Deed from Ronald Clay Benson and wife, Teresa Donnell Benson, Barbara Ann Smith and husband, Thomas L. Smith, Jr., of record in Book 7574, Page 657, Register's Office for Davidson County, Tennessee, executed 6/9/88, filed 6/16/88.

James Elvis Thornton having predeceased Hazel W. Thornton February 2, 2004, as documented by Certificate of Death, Office of Vital Records, Tennessee Department of Health.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 513 Raymond Street, Nashville, Tennessee 37211 / 515 Raymond Street, Nashville, Tennessee 37211 / 511 Veritas Street, Nashville, Tennessee 37211/ 407 Patterson Street, Nashville, Tennessee 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.

Witness my hand this 2nd day of September, 2004.

Hazel W. Thornton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Hazel W. Thornton, widow, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of September, 2004.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public