WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 09/09/04 10:39 2pgs
Fees:13.00 Taxes:533.16

20040909-0109049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,097.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Sayles	BANCORPSOUTH BANK	Map 83-06
(NAME)	(NAME)	
2001 Eastland Avenue	P. O. Box 4240	Parcel 295
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Tupelo, MS 38803	
(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, **PAUL D. CARROLL AND WIFE, LINDA R. CARROLL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM D. SAYLES AND RUTHIE LINDSEY, BOTH UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 the west half of Lot No. 1 in H.B. Blue's Subdivision of the south part of Lot No. 2, Brownsville Addition, of record in Plat Book 161, page 134, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Eastland Avenue and runs back between parallel lines with the easterly margin of Scott Avenue, 190 feet to an alley.

Being the same property conveyed to Paul D. Carroll by deed dated April 17, 2002 from Stephanie Christian and husband, Van E. Christianson II, of record in Instrument #20020419-0049156, said Register's Office.

Linda R. Carroll joins in executing this deed to convey any interest she may have in said property.

This conveyance is subject to (a) 2004 real property taxes, which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 161, page 134, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2001 Eastland Avenue, Nashville, TN 37206

(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 8th day of September, 2004.

Paul D. Carroll By Dixie Lynn Carroll,,
Attorney in fact

Linda R. Carroll by Dixie Lynn Carroll,
Attorney in Fact

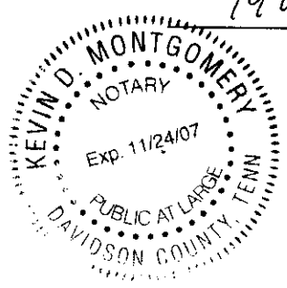
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of September, 2004, before me personally appeared Dixie Lynn Carroll, to me known to be the person who executed the foregoing instrument on behalf of Paul D. Carroll and Linda R. Carroll, and who acknowledged that she executed the same as the free act and deed of Paul D. Carroll and Linda R. Carroll.

Witness my hand and official seal at Nashville, Tennessee this 8th day of September, 2004.

Commission expires:



Notary Public