Box 13 #8637

WARRANTY DEED

CYNTHIA TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Marion R Barnhill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion R. Barnhill	New Owner ~~Marion Barnhill~~	81-10-72
(NAME)	(NAME)	
2601 Delk Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37208		
(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, Michael W. Cothern, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marion R. Barnhill, 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 part of Lot No. 23 on the Plan of Georgia Industrial Realty Company's Property of record in Book 421, page 188, Register's Office for Davidson County, Tennessee, and described according to the deeds of record as follows:

Beginning in the southerly margin of Delk Avenue at the northeast corner of Lot No. 20 on the plan of Normal Heights of record in Book 2331, page 21, said Register's Office; thence with the southerly margin of said Avenue South 82° 07' East 35 feet to the westerly margin of an alley, being the easterly line of Lot No. 23; thence South 8° 35' East 170 feet more or less to a point, said point being the northeast corner of the Vantrease property of record in Book 3066, page 157, Register's Office for Davidson County, Tennessee; thence along Vantrease's northerly boundary South 84° 19' West 35 feet more or less to the southeast corner of Lot No. 20 on the plan of Normal Heights; thence along the easterly margin of Lot No. 20 North 7° 53' West 170 feet more or less to the point of beginning.

Being the same property conveyed to Michael W. Cothern, by deed of record in Book 8947, Page 579, and re-recorded in Book 9068, Page 880, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 2527 Delk Avenue, 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.

Davidson County DEEDWARR
Recvd: 09/22/04 13:54 2pgs
Fees:13.00 Taxes:81.40

20040922-0114133

Witness my hand this 7th day of September, 2004.

Michael W. Cothern

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Cothern with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of September, 2004.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Exp. Feb MAY 28, 2006