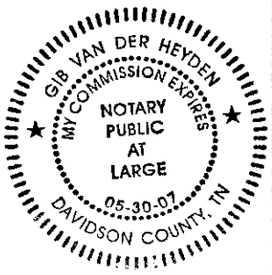
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2004.

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: May 29, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. NELL	SAME	130-7-112
(NAME)	(NAME)	
3917 TRIMBLE ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(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, A. CLYDE HEFLIN M.D., a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. NELL, a single person, 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. 211 AND PART OF 9TH STREET (NOW CLOSED), ON THE PLAN OF PART OF ROYAL OAKES LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, OF RECORD IN BOOK 421, PAGES 102 AND 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED REVISED PLAN AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF TRIMBLE ROAD AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO MAXWELL GEORGE HORKINS AND WIFE, BY DEED FROM HELEN T. DUNN, OF RECORD IN BOOK 1514, PAGE 197, SAID REGISTER'S OFFICE; THENCE WITH SAID HORKIN'S EASTERLY LINE, SOUTHWARDLY 128 FEET TO SAID HORKINS' SOUTHEAST CORNER, CONTINUING IN THE SAME DIRECTION 100 FEET MORE OR LESS, IN ALL 228 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LOT NO.211; THENCE WITH SAID LINE, EASTWARDLY 100 FEET TO A POINT 100 FEET WEST OF THE SOPUTHWEST CORNER OF LOT NO. 216; THENCE NORTHWARDLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT NO. 216, 247 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF TRIMBLE ROAD; THENCE WITH SAID ROAD, WESTWARDLY 101 FEET, MORE OF LESS TO THE POINT OF BEGINNING.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

BEING THE SAME PROPERTY CONVEYED TO A. CLYDE HEFLIN M.D., a single person BY WARRANTY DEED FROM N. COURTNEY HOLLINS EDINGTON AND HUSBAND, SHERARD CAFFEY EDINGTON OF RECORD IN BOOK 10628, PAGE 424 & 425 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 3917 TRIMBLE ROAD, NASHVILLE, TN 37205

(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 17th day of September, 2004.

Davidson County DEEDWARR
Recvd: 09/24/04 15:58 2pgs
Fees:13.00 Taxes:1402.30

20040924-0115786

A. CLYDE HEFLIN M.D.

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 **A. CLYDE HEFLIN, M.D.** the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of September, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

