WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/04 08:16 2pgs
Fees:13.00 Taxes:370.00

20040929-0116931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/24/04

(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
Benjamin S. Wade Jr.	Benjamin S. Wade Jr.	58-15-48
(NAME)	(NAME)	
3940 Kings Lane	3940 Kings Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, TN 37218	
(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,

Benjamin S. Wade, Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin S. Wade, Jr. and wife, Constance L. Wade, 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. 10 on the Plan of Gold Key Estates, Section I, of record in Book 4175, page 17, Register's Office for said County, as follows:

Beginning at a concrete monument in the northerly margin of Kings Lane, a common corner of Lots 10 and 11; thence with said Margin of said lane westwardly 177.02 feet to a concrete monument; thence to the right around a curve, 27.55 feet to a concrete monument; thence to the right around a curve, 27.55 feet to a concrete monument in the easterly margin of Drakes Branch Road; thence with the easterly margin of Drankes Branch Road, northwardly 127.12 feet to a point, a common corner of Lots 9 and 10; thence with the dividing line between Lots 9 and 10 eastwardly 287.72 feet to a point in the westerly margin of Lot No. 11; thence with the dividing line between Lots 10 and 11; southwardly 257 feet to the point of beginning.

Being the same property conveyed to Benjamin Wade and wife, Fannie Wade, by deed of record in Book 4853, page 509, said Register's Office, the said Fannie Wade having since died.

unimproved ☐

This is improved ☒ property, known as 3940 Kings Lane, Nashville, TN 37218

(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 24th day of September, 2004.

Benjamin S. Wade Sr.

Benjamin S. Wade Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin S. Wade, Sr., the within named bargainor, 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, this 24th day of September, 2004.

Notary Public

PAUL E. SOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06