Davidson County DEEDWARR
Recvd: 10/15/04 08:24 2pgs
Fees:13.00 Taxes:148.00
20041015-0124098

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William V. Bandy 1462 N. Gallatin Rd. Madison, TN 37115	Same as New Owner	Map 34-13 Parcel 57

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIAM G. COLE, JR. and wife, MARGARET B. COLE, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto WILLIAM V. BANDY, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Aquarius Apartments, of record in Book 4595, Page 28, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Edgemeade Boulevard 150 feet west of the intersection of Aurora Avenue and said Boulevard; thence leaving said Boulevard with the west line of the herein described tract North 5 deg. 14 min. East 514.58 feet to a point; thence North 76 deg. 35 min. East 115.90 feet to a point; thence North 65 deg. 14 min. East 46.51 feet to a point; thence South 5 deg. 15 min. West 528.62 feet to a concrete monument in west margin of Aurora Avenue, the beginning of a curve to the right having a radius of 50.0 feet; thence around said curve a distance of 80.38 feet to a concrete monument in the north margin of Edgemeade Boulevard; thence with said Boulevard North 82 deg. 38 min. West 150.0 feet to the point of beginning.

Being the same property conveyed to William G. Cole, Jr. and wife, Margaret B. Cole, by deed from Jones Enterprises, Inc. dated May 17, 1974 and filed for record in Book 4817, Page 149, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property located on Edgemeade Blvd, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of Aquarius Apartments of record in Book 4595, page 28, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WILLIAM G. COLE, JR. executes this Warranty Deed as Attorney-in-Fact for MARGARET B. COLE, under a Power of Attorney being recorded simultaneously herewith in Instrument No. 20041015-0124097, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

WILLIAM G. COLE, JR.

MARGARET B. COLE
By: WILLIAM G. COLE, JR., Attorney In Fact

"GRANTEE"

WILLIAM V. BANDY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM G. COLE, JR. and WILLIAM V. BANDY, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of October, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 13th day of October, 2004, before me, personally appeared WILLIAM G. COLE, JR., to me known to be the person who executed the foregoing instrument on behalf of MARGARET B. COLE, and acknowledged that he executed the same as the free act and deed of the said MARGARET B. COLE.

WITNESS my hand and official seal this the 13th day of October, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of October, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005