318
CCB

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 10/21/04 12:14 2pgs
Fees:13.00 Taxes:173.90
20041021-0126777

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map 182/8

The actual consideration or value, whichever is greater, for this transfer is $47,000.00

Affiant

BETH DUNKERSON NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Subscribed and sworn to before me this the 14th day of October, 2004.

MY COMMISSION EXPIRES: JANUARY 25, 2006

My Commission Expires: _____

Beth Dunkerson
Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Gerald Floyd
(Name)
908 Septo Ct Antioch, TN 37013
(Street Address)

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Charles F. Dillon and wife, Henrietta T. Dillon**, hereinafter collectively referred to as the "Grantors," have bargained and sold, and by these presents do transfer and convey unto **Gerald Floyd and Barbara Floyd, husband and wife,** hereinafter called the "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

Land lying and being in the 5th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by G. Barry Greer, February 2, 1975, as follows, to wit:

Beginning at a point in the center line of Hobson Pike, said point being south 80 deg. 00 min. east 240 feet as measured along the center line of Hobson Pike from the southeast corner of the William A. Kellow property of record in Book 4613, page 402, Register's Office for Davidson County, Tennessee; thence north 19 deg. 16 min. east 109.51 feet to a post; thence north 04 deg. 02 min. east 243.29 feet to a post; thence north 76 deg. 38 min. west 270.68 feet to a post; thence north 05 deg. 21 min. east 533.08 feet to a point; thence south 86 deg. 41 min. east 442.69 feet to a point; thence south 05 deg. 05 min. 950.94 feet to a point in the center line of Hobson Pike; thence north 80 deg. 23 min. west 200 feet to the point of beginning.

Being the same property conveyed to Charles F. Dillon and wife, Henrietta T. Dillon, by deed from Charles F. Ford and wife, Mattie H. Ford of record in Book 5295, page 915, Register's Office for Davidson County, Tennessee.

BEING improved properties known as: Rt. 0, Old Hickory Blvd., Antioch, TN 37214

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantors and Grantees and assumed by the Grantees herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their successors and/or assigns forever; and "Grantors" do covenant with the said "Grantees" that they 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 "Grantors" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantees," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto on this 14th day of October, 2004.

Charles F. Dillon

Henrietta T. Dillon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Charles F. Dillon and Henrietta T. Dillon, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 14th day of October 14, 2004.

Beth Dunkerson
Notary Public

My Commission Expires: _____

BETH DUNKERSON
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES:
JANUARY 25, 2006