WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$33,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Davidson County DEEDWARR
Recvd: 10/25/04 15:21 2 pgs
Fees:13.00 Taxes:122.10
20041025-0128214

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erwin E. Workman	OWNER	**104-01-0 112.00**
(NAME)	(NAME)	
1408 Ravenna Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, **Patricia A. Thomas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erwin E. Workman**, 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. 37, Block 27, on the Plan of Plummer Place, of record in Book 161, Page 39, and shown as part of an unnumbered tract on the plan of Valley View Subdivision, Section I, Revised, of record in Book 2331, Page 113, both in the Register's Office for said County, and more fully described according to a February 27, 1979 survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows: Beginning at an iron pin on the westerly margin of Chamberlain Street located southwardly 100.0 feet from a concrete monument at the intersection of said margin and the southerly margin of Sentinel Drive, said iron pin also being the common front corner of Lot No. 37, herein conveyed and Lot No. 37A as described in an instrument of record in Book 5109, Page 659, said Register's Office; thence, with the line between said Lots, westwardly 150.0 feet to the easterly margin of a 12 foot alley; thence, with said margin northwardly 50.0 feet to an iron pin at the common rear corner of Lots Nos. 36 and 37; thence, with the line between said lots (and along the center of a wall according to an instrument conveying Lot No. 36 and part of Lot No. 37, of record in Book 4674, Page 457, said Register's Office), eastwardly 87.4 feet to a point; thence, S 86 degrees E 62.6 feet to a point on the westerly margin of Chamberlain Street, said point being located southwardly 3.2 feet from the original common front corner of Lots Nos. 36 and 37; thence with the westerly margin of said Street southwardly 46.8 feet to the point of beginning.

Being the same property conveyed to **Patricia A. Thomas** by deed of record in, Instrument 20041025-0128213 Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **187 Chamberlin Street, Nashville, TN 37209**

(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/our hand(s)** this **24th day of September, 2004**.

Patricia A. Thomas
Patricia A. Thomas

State of NORTH CAROLINA County of WAKE

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Patricia A. Thomas the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at WENDELL, NORTH CAROLINA this 6 day of ~~September~~ OCTOBER, 2004.

Commission expires:
APRIL 3, 2009

Notary Public