WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC DAVIDSON COUNTY TENN

My Commission Expires July 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Henson	Cimarron Mtg Co.	**83-11-40**
(NAME)	(NAME)	
603 Shady Lane	P.O. 12830	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Jackson, MS 39236	
(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, **BILLY JOE CARLILE AND WIFE, KAY B. CARLILE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW HENSON AND WIFE, KELLEY HENSON**, 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. 84 on the Plan of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for said County.

SAID Lot No. 84 fronts 125 feet on the easterly line of Shady Lane and runs back 139.6 feet on the northerly line and 109.2 feet on the southerly line to a dead line, measuring 45 feet thereon.

Being the same property conveyed to Billy Joe Carlile, unmarried by deed from Martha Gale Carlile Sutton of record in Book 7493, page 612 Register's Office for Davidson County, Tennessee. The said Billy Joe Carlile is now married to Kay B. Carlile.

Kay B. Carlile, wife of the said Billy Joe Carlile, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

unimproved ☐

This is improved ☒ property, known as **603 Shady Lane, Nashville, TN 37206**

(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 22nd day of October, 2004.

Davidson County DEEDWARR
Recvd: 10/27/04 10:40 2pgs
Fees:13.00 Taxes:527.25

20041027-0129117

Billy Joe Carlile

Kay B. Carlile

306

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 Billy Joe Carlile and wife, Kay B. Carlile, the bargainors, 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 and official seal at Nashville, Tennessee this 22nd day of October, 2004.

Commission expires: July 21, 2007



Shannon Philbin Notary Public