WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Melba J. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2004.

Kathy J. Byers
NOTARY PUBLIC AT LARGE
My Commission Expires 9-24-05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES September 24, 2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/09/04 14:10 2pgs
Fees:13.00 Taxes:499.50

20041109-0135234

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Martin Allen	James Martin Allen	MAP 17
(NAME) 2718 Lower Walkers Creek	(NAME) 2718 Lower Walkers Creek	PARCEL 110
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(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, **Bobby Lewis Hitt, and wife, Marian Irene Hitt,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Martin Allen, and wife Melba J. Allen,** 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:

BEING Lot No. 2 in the Union Hill Baptist Church Subdivision, Goodlettsville, Davidson County, District 10, State of Tennessee, beginning at a point in the center of Lower Walkers Creek Road (formerly Shanes Fork Road), 125 feet from the northwest corner of the Fannie Fryer Parrish land, thence 57 deg. E 230 feet to a point in the south boundary line of said subdivision and in the north boundary line of J. V. Hitt; thence along said boundary line, S 87 deg. E 210 feet to a point; thence leaving said boundary line, N 57 deg. W 410 feet to a point in the center of said Lower Walkers Creek Road; thence with the center line of said road, S 33 deg. W 100 feet to the beginning, containing in all by survey .736 of an acre, more or less.

AND

BEING Lot No. 3 in the Union Hill Baptist Church Subdivision, Goodlettsville, Davidson County, District 10, State of Tennessee, beginning at a point in the center of Lower Walkers Creek, Road (formerly Shanes Fork Road), 225 feet from the northwest corner of the Fannie Fryer Parrish land, thence S 57 deg. E 410 feet to a point in the south boundary line of J. V. Hitt; thence along said boundary line, S 87 deg. E 70 feet to a point in the southeast boundary line of the said subdivision and in the northwest boundary line of said J. V. Hitt; thence along said boundary line N 33 deg. E 70 feet to a point; thence, leaving said boundary line, N 57 deg. W 470 feet to a point in the center of said Lower Walkers Creek Road; thence with the center line of said road, S 33 deg. W 100 feet to the beginning, containing one acre, more or less.

BEING the same property conveyed to Bobby L. Hitt, by deed from the Trustees of Union Hill Baptist Church, of record in Book 2148, Page 217, Register's Office for Davidson County, Tennessee. The said Bobby L. Hitt having since conveyed said property to Bobby Lewis Hitt, and wife, Marian Irene Hitt in Book 5879, Page 890, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2718 Lower Walkers Creek, Goodlettsville, TN 37072**

(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 our hands this 1st day of November, 2004.

Bobby Lewis Hitt

Bobby Lewis Hitt

Marian Irene Hitt

Marian Irene Hitt

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **BOBBY LEWIS HITT, and wife, MARIAN IRENE HITT**, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 1st day of November, 2004.

Kathy J. Byers

Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE