Book 164

# WARRANTY DEED

The actual consideration or value for this transfer is $ 73,000.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 10 day of NOVEMBER, 2004.

NOTARY PUBLIC
My Commission Expires: 3-22-08

JOY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/17/04 15:31 2pgs
Fees:13.00 Taxes:270.10

20041117-0138322

Return to:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#04100003

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| Earl Brewer, & wife<br>Sandra Brewer<br>114 Hickerson Street<br>Old Hickory, TN. 37138 | New Owner | 043-04-0 / 036.00 |

*FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Earl Brewer, and wife, Sandra Brewer, and other good and valuable consideration, the receipt of which is hereby acknowledged,*

I, **ROD RAMSEY**, un-married the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

**EARL BREWER** and, **SANDRA BREWER**, Husband and Wife, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Scenic View Subdivision, not of record, being described as follows:

Said Lot No. 25 fronts 106.6 feet on the northerly margin of Hickerson Street (formerly Keeton Avenue); thence from a point in said margin, runs back 105 feet on the common line dividing Lots 22 and 25; thence westerly on the common line dividing Lots 24 and 25, 150.8 feet to a point on the northeasterly corner of Keeton Avenue; thence running with said margin southeasterly 86.5 feet to the start of a curve; thence around said curve 33.4 feet to the point of beginning.

Being the same property conveyed to Rod Ramsey and Carmine W. Blaylock, both unmarried, by Warranty Deed from Michael W. Conder & wife Shirley R. S. Conder, recorded 11-2-1995 and of record in Book 9847, page 398, Register's Office for Davidson County, and subsequently conveyed to Rod Ramsey, unmarried by Quitclaim Deed from Carmine W. Blaylock of record as instrument number 20030122-0008770, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

*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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.*

*The herein described property is subject to the following:*
2004 Property taxes are to be prorated and assumed by the GRANTEES.
Setback Line Restriction and Utility Easement of record in Book 2999, Page 80, Register's Office for Davidson County, Tennessee.

This is improved property known as: 114 Hickerson Street, Old Hickory, TN. 37138.

Witness our hands this 10 day of NOVEMBER, 2004.

Rod Ramsey

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named ROD RAMSEY 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 Hermitage, Tennessee this 10 day of NOVEMBER, 2004.

LEROY JOHNSTON ELLIS NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-08

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# WARRANTY DEED

*From:* ***Rod Ramsey***
***un-married***

*To:* ***Earl Brewer Jr.***
*and wife,*
***Sandra L. Brewer***

***Property:***

114 Hickerson Street
Old Hickory, TN. 37138

*This Instrument was Prepared by:*

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