File No. 41009

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Helen Powers
Affiant

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

Notary Public

MY COMMISSION EXPIRES: . 7-19-08
(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19 2008

Davidson County DEEDWARR
Recvd: 12/01/04 09:41 2pgs
Fees:13.00 Taxes:392.20
20041201-0142778

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Powers	Same as new owner	017 00 0 112.00
(NAME)	(NAME)	
2724 Lower Walkers Creek Road		017 00 0 111.00
(ADDRESS)	(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, Clyde Wilson Darnell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen Powers, 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 the 10th Civil District of Davidson County, Tennessee, being Lots Nos. 4 and 5 on the Plan of the Union Hill Baptist Church Subdivision, not of record, described together according to survey by N. E. Cummings, Sr., as follows:

Beginning in the center of Lower Walkers Creek Road at the northwest corner of the property conveyed to Bobby Lewis Hitt by deed from Charles L. Cummings, et al, Trustees of Union Hill Baptist Church, of record in Book 2148, page 217, Register's Office for said County, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots south 57° east 470 feet; thence north 33° east 200 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots north 57° west 470 feet to the center of said Lower Walkers Creek Road; thence with the center of same south 33° west 200 feet to the beginning.

Being the same property conveyed to Clyde Wilson Darnell and wife, Ellen Biggers Darnell by deed from James D. Strickland and wife, Jessie W. Strickland, of record in Book 2797, page 412, Register's Office for Davidson County, Tennessee. The said Clyde Wilson Darnell having been granted an absolute divorce from said Ellen Biggers Darnell in the Probate Court of Davidson County, Tennessee, Docket No. 56721, by decree of record in Minute Book 14C, page 1425, Davidson Circuit Court Clerk's Office. Quitclaim deed from Ellen Biggers Darnell to Clyde Wilson Darnell, dated December 5, 1969, of record in Book 4384, page 824, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 2724 Lower Walkers Creek Road, 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 my hand this 24th day of November, 2004.

Clyde Wilson Darnell

Clyde Wilson Darnell

File No. 41009
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 Clyde Wilson Darnell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 2004.

Commission expires: 7-19-08

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

Notary Public