WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/04 15:45 2pgs
Fees:13.00 Taxes:851.00

20041217-0150535

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$230,000.00**

Deborah K. Pitts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBORAH K. PITTS	DEBORAH K. PITTS	**117-7-109**
(NAME)	(NAME)	
3423 HOPKINS STREET	3423 HOPKINS STREET	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	NASHVILLE, TN 37215	
(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, **THE ESTATE OF HELEN STOREY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH K. PITTS,** 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 THE NORTH HALF OF LOT NO. 152 ON THE MAP OF THE NORTH PART OF NOEL'S SUBDIVISION OF WALKINS GROVE, AS OF RECORD IN BOOK 547, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID NORTH HALF OF LOT NO. 152 FRONTS 100 FEET ON THE WESTERLY SIDE OF HOPKINS STREET, AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO HELEN DELORESE YOUNKER STOREY, BY DIVORCE DECREE, OF RECORD IN BOOK 7878, PAGE 389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HELEN DELORESE YOUNKER STOREY HAS SINCE DIED AND IS SURVIVED BY THE ESTATE OF HELEN STOREY, TRUSTEE BY COURT ORDER OF RECORD IN INSTRUMENT NO. 20040806-0094981 SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☒ property, known as **3423 HOPKINS STREET, NASHVILLE, TN 37215**

(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 14th day of December, 2004.

ESTATE OF HELEN STOREY

By: Pamela K. Baucom / Executrix
PAMELA BAUCOM, EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared PAMELA BAUCOM, EXECUTRIX FOR THE ESTATE OF HELEN STOREY, with whom I am personally acquainted, and who, upon oath, acknowledged HERself to be the EXECUTRIX OF THE ABOVE SAID ESTATE AND THE person who executed the foregoing instrument for the purpose therein contained, and that SHE executed the same as EXECUTRIX as her free act and deed

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008