WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/10/05 08:26 2 pgs
Fees:13.00 Taxes:170.20

20050110-0003174

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
James L. Mason	James L. Mason	119-2-276
(NAME)	(NAME)	
94 Glenrose Avenue	100 Glenrose Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, **Horrell Properties, Inc. f/k/a Horrell Refrigeration, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. Mason**, 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 2 on the Plan of the Thoni-Horrell Subdivision as of record in Plat Book 8250, Page 688, Register's Office Davidson County, Tennessee and being more particular described as follows:

BEGINNING at the southeasterly corner of said Lot 2; thence north 79 degrees 01 minute 32 seconds west 437.63 feet to an iron pin; thence north 75 degrees 55 minutes 00 seconds west 25.00 feet to iron pin; thence north 13 degrees 12 minutes 49 seconds east 212.82 feet to an iron pin; thence south 53 degrees 48 minutes 02 seconds east 502.16 feet to the point of beginning, containing 49,488.3376 square feet or 1.1361 acres.

BEING part of the property conveyed to Horrell Refrigeration, Inc. from Martha Pauly Thoni, as of record in Book 4178, Page 393, Register's Office for Davidson County, Tennessee. Horrell Refrigeration, Inc. is now known as Horrell Properties, Inc. by Amendment to Charter dated July 1, 1977 recorded in the Secretary of State's Office. In addition, being part of the property conveyed to Horrell Properties, Inc. by deed from the State of Tennessee of record in Book 8291, Page 255, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 94 Glenrose Avenue, Nashville, TN 37210

(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 1st day of December, 2004.

Horrell Properties, Inc. f/k/a Horrell Refrigeration, Inc.

By: _____
Steve Horrell, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steve Horrell with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Horrell Properties, Inc., f/k/a Horrell Refrigeration, Inc., the within named bargainor, a corporation, and that he as such President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Steve Horrell as such President.

Witness my hand and official seal at Nashville, Tennessee this 1ST day of December, 2004

Commission expires:
7-19-08



Notary Public