6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/05 13:54 2 pgs
Fees:13.00 Taxes:233.10
20050118-0006106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF JANUARY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **May 29, 2005**

(AFFIX SEAL)

I. DYKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
OAKLEY GROVES PROPERTIES	SAME	**114-0-109**
(NAME)	(NAME)	
7457 CHARLOTTE PIKE	707 42ND AVENUE NORTH	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, ,TN 37209	
(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, **TOMMY KUCH and SOLYDA KUCH, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OAKLEY GROVES PROPERTIES**, 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 8TH, FORMERLY THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON THE SOUTHEAST SIDE OF THE NEW CHARLOTTTE PIKE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY PHILLIP E. HOLMES, JR., RLS NO. 1728, DATED OCTOBER 15, 1998, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE TENNESSEE DEPARTMENT OF TRANSPORTATION MONUMENT ON THE EASTERLY MARGIN OF CHARLOTTE PIKE AND THE NORTHERLY MARGIN OF THE STATE RIGHT-OF-WAY; SAID POINT BEING IN THE SOUTHWESTERLY CORNER OF THE MARTIN PROPERTY, AS OF RECORD IN BOOK 7147, PAGE 583 REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 47 DEGREES 41 MINUTES 01 SECONDS EAST. 444.11 FEET TO A POINT; THENCE SOUTH 08 DEGREES 34 MINUTES 29 SECOUNDS EAST, 247.73 FEET TO A POINT; THENCE SOUTH 86 DEGREES 54 MINUTES 42 SECONDS WEST, 138.96 FEET TO A POINT; THENCE NORTH 66 DEGREES 08 MINUTES 42 SECONDS WEST. 129.13 FEET TO THE POINT OF BEGINNING, CONTAINING 34,697.712 SQUARE FEET OR 0.797 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TOMMY KUCH AND, WIFE, SOLYDA KUCH BY DEED FROM ARTHUR LOUIS MARTIN AND WIFE, LINDA GAYLE MARTIN AS OF RECORD IN INSTRUMENT NO. 20011126-0128596 REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE.

unimproved ☒

This is improved ☒ property, known as **7457 CHARLOTTE PIKE, NASHVILLE, TN 37209**

(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 **13th day of January, 2005.**

TOMMY KUCH

SOLYDA KUCH

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **TOMMY KUCH and SOLYDA KUCH, husband and wife** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **13th day of January, 2005.**

Commission expires: **May 29, 2005**

I. DYKE TATUM Notary Public

