Davidson County DEEDWARR Recvd: 01/31/05 08:55 2 pgs Fees:13.00 Taxes:647.13 20050131-0010800 JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. jtc file no. 17619-2	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2005. Notary Public MY COMMISSION EXPIRES: ~~October 12, 2005~~. 4/10/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Thomas Blake Segars	Taylor,Bean & Whitaker Mortgage	091-15-0
5204 Elkins Avenue	1417 North Magnolia Avenue	GROUP
Nashville, Tennessee 37215	Ocala, FL 34475-9078	PARCEL 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Four Thousand Nine Hundred Dollars and Zero Cents ($174,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mina L. Baisch, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas Blake Segars, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING part of Block No. 7 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Elkins Avenue, formerly 2nd Avenue, said point being 105.0 feet west of 52nd Avenue, North, formerly 11th Street; thence west with the margin of Elkins Avenue, 55.0 feet to a point; thence northerly 150.0 feet , more or less, to a point, said point being the southerly margin of Forte property as shown of record in Book 712, page 483, said Register's Office, and the centerline of a ditch; thence east with said ditch, 55.0 feet to a point; thence southerly 150.0 feet, more or less, to the northerly margin of Elkins Avenue, being the point of beginning.

BEING the same property conveyed to Mina L. Baisch, unmarried, by deed from Steven G. Plonk and spouse, Kelly T. Plonk, of record in Book 10982, page 727, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 5204 Elkins Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee 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; and 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 Grantee, his/her 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 27th day of January, 2005.

Mina L. Baisch

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Mina L. Baisch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

