WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/05 15:40 2 pgs
Fees:13.00 Taxes:555.00
20050224-0020723

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: MAY 24 2008

(AFFIX SEAL)

DONNA CAROL VALNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Jules	America's Wholesale Lender	080-04-0-037
(NAME)	(NAME)	
1809 South Hamilton Road	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Brentwood, TN 37027	
(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, Barbara D. Toms f/k/a Barbara D. Salahuddin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Jules, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1809 South Hamilton Road, Nashville, TN 37218
(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 22nd day of November, 2004.

Barbara D. Toms f/k/a Barbara D. Salahuddin

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barbara D. Toms f/k/a Barbara D. Salahuddin*, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2004.

Commission expires: May 24, 2008

Notary Public

DONNA CAROL VALNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24 2008

File No.: 102248

EXHIBIT A

Land situated in Nashville, County of Davidson, and State of Tennessee, to-wit:

Being parts of Lots No. 4, 5, and 6 on the Plan of J. J. Pates Subdivision of Lots No. 9, 10, 11, 12, 20, 21, 22, and 23 of G. T. Sheegog's Subdivision of record in Book 843, Page 43, Register's Office for said County and described according to a loan survey made by T. R. Sanford, Surveyor, dated November 11, 1961, as follows:

Beginning at an iron pin in the Northwesterly margin of South Hamilton Road located 218 feet 8 inches Northeasterly from the Northerly corner of the intersection of Doak Avenue and said road, also located 7 feet northeasterly from the common corner of Lots No. 5 and 6; thence Northeasterly with the Northwesterly margin of said road 59 feet 8 inches to an iron pin located 12 feet Northeasterly from the common corner of Lots No. 4 and 5; thence North 55 Deg. 25' West 263 feet to an iron pin in the Southeasterly line of Lot No. 16; thence with the line between Lots Nos. 4, 5 and 16, South 36 Deg. 30' West 36 feet to an iron pin; thence South 47 Deg. 50' East 97.2 feet to an iron pin; thence South 51 Deg. 45' East 34.6 feet to an iron pin; thence South 51 Deg. 45' East 125.9 feet to the point of beginning.

Being the same property conveyed to Barbara D. Toms, formerly known as Barbara D. Salahuddin, by deed from Yusuf O. Salahuddin, executed on 12/21/99 and filed for record on 12/21/99 in Instrument No. 19991221-0305925, Register's Office for Davidson County, Tennessee.