WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/05 09:26 2 pg
Fees:13.00 Taxes:740.00

20050304-0024062

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF FEBRUARY, 2005.**

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
JERRY L. DUNHAM	1ST TRUST BANK FOR SAVINGS	**138-0-132**
(NAME)	(NAME)	
6120 SOUTH MT. JULIET ROAD	POST OFFICE BOX 17257	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076	MEMPHIS, TN 38187-0257	
(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, **SHERMAN T. O'NEAL and DOROTHY J. O'NEAL, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY L. DUNHAM and KATHY E. DUNHAM, husband and wife,** 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 DESCRIBED TO WIT:
A TRACT OR PARCEL OF LAND DESCRIBED ACCORING TO A PROPERTY LINE SURVEY AND SITE PLAN OF THE ROBERT B. SMITH, ET UX., GEORGIA D. SMITH PROPERTY BY GARY R. CUMMINGS, DATED MAY 6, 1981, AND REVISED MAY 10, 1984, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF SOUTH MT. JULIET ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ODELL BINKLEY, JR., PROPERTY (BOOK 5397, PAGE 292, REGISTER'S OFFICE FOR SAID COUNTY), THENCE LEAVING THE EASTERLY MARGIN OF SAID ROAD AND RUNNING WITH A FENCE LINE FORMING THE SOUTHERLY BOUNDRY OF THE BINKLEY PROPERTY AND THE NORTHERLY BOUNDRY OF THIS TRACT SOUTH 85 DEG, 15' EAST 1,429.27 FEET TO AN IRON PIN, SAID POINT BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 3 DEG. 52' 28" WEST 333.62 FEET TO AN IRON PIN, SAID POINT BEING THE SOUTHEAST CORNER OF THIS TRACT; THENCE NORTH 88 DEG 45' 06" WEST 491.43 FEET TO AN IRON PIN; THENCE NORTH 85 DEG, 15' 00" WEST 937.46 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF SOUTH MT. JULIET ROAD; THENCE WITH THE EASTERLY MARGIN OF SAID ROAD NORTH 1 DEG, 27' 11" EAST 50.05 FEET TO THE POINT OF BEGINNING.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

BEING THE SAME PROPERTY CONVEYED TO SHERMAN T. O'NEAL and DOROTHY J. O'NEAL, husband and wife BY BOBBY E. SMITH AND WIFE LORI M. SMITH DATED APRIL 28, 1995 OF RECORD IN BOOK 9661, PAGE 522 REGISTER'S OFFICE FOR DAVDISON COUNTY, TENNESSEE.
CONVEYED HEREWITH IS A WATER LINE EASEMENT AS DETAILED IN BOOK 11135, PAGE 947, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

unimproved ☐

This is improved ☒ property, known as **6120 SOUTH MT. JULIET ROAD, HERMITAGE, TN 37076**
(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 **25th day of February, 2005.**

Sherman T. O'Neal
SHERMAN T. O'NEAL

Dorothy J. O'Neal
DOROTHY J. O'NEAL

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **SHERMAN T. O'NEAL and DOROTHY J. O'NEAIL, husband** and wife with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person 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 **25th day of February, 2005.**

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