WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/05 08:02 3 pgs
Fees:18.00 Taxes:381.10

20050405-0036659

DEBBIE WOODALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 28, 2006

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/28/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Carter	Franklin American Mortgage Company	43-2-19
(NAME)	(NAME)	
1117 Snow Avenue	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(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, Hollace McKinley and wife, Myrna McKinley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Carter, unmarried, 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 1117 Snow Avenue, Madison, TN 37115

(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 30th day of March, 2005.

Hollace McKinley

Myrna McKinley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hollace McKinley and wife, Myrna McKinley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this. 30TH DAY of MARCH, 2005.

Commission expires:

11/22/08

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County

Notary Public

Record's Return To:

Jack Case Wilson Associates, LLC
204 Rivergate Parkway
Goodlettsville. TN 37072

H-2152

EXHIBIT A

Tract No. I:
Land in Davidson County, Tennessee, being a part of Lot No. 7 on the Map showing Subdivision of Lots 27 and part of Lot 29 in the Dixie Pure Food Company's Subdivision, as of record in Book 843, Page 52, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by Harvey Gee, Surveyor, dated November 2, 1951 as follow:

BEGINNING at a point on the southerly margin of Snow Avenue (Commerce Street), said point being 164.8 feet east of the dividing line between Lots No. 6 and 7 of said Subdivision; thence in an easterly direction along the margin of Snow Avenue 116.5 feet to a point; thence continuing around a curve in an easterly and southerly direction 143.7 feet to a point; thence continuing in a southerly direction along the margin of Snow Avenue (Knox Street) 30.6 feet to a point; thence South 82 degrees 49 minutes West 208.2 feet to a point; thence North 15 degrees 02 minutes West 110 feet to the southerly margin of Snow Avenue, the point of beginning.

Tract No. II:
Land in Davidson County, Tennessee, being a part of Lot No. 7 on the Map showing Subdivision of Lots 27 and part of Lot 29 in the Dixie Pure Food Company's Subdivision, as of record in Book 843, Page 52, Register's Office for Davidson County, Tennessee and more particularly described as follows: Beginning at an iron pin, said pin being N 16 deg. 40' West 145 feet along the west margin of Snow Avenue, formerly Knox Street; from the common corner of Lots 7 and 8 of said Subdivision; thence South 82 deg. 12'; West 208.4 feet to an iron pin; thence North 15 deg. 09' West 10.3 feet to an iron pin; thence North 82 deg. 49' East 208.2 feet to an iron pin; thence South 16 deg. 40' East 8.4 feet to an iron pin; thence N. 16 deg. 40' West 145 feet along west margin of Snow Avenue to the point of beginning.

Being the same property conveyed to Hollace McKinley and wife, Myrna McKinley by Special Warranty Deed from CitiFinancial Mortgage Company, Inc., dated April 29, 2004, of record in Instrument No. 20040503-0050197, Register's Office for Davidson County, Tennessee.

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