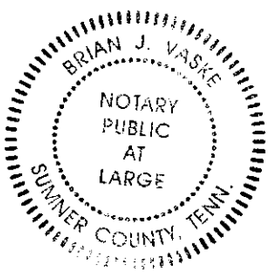
Davidson County DEEDWARR
Recvd: 04/07/05 09:03 3 pgs
Fees:18.00 Taxes:331.15
20050407-0038187

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS **$89,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME,
THIS 31 DAY OF **MARCH 2005**

NOTARY PUBLIC

MY COMMISION EXPIRES 9-27-2008
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1 GOODLETTSVILLE TN 37072

| Address New Owner(s) As Follows: | *Send Tax Bills To:* | Map and Parcel Number: |
|---|---|---|
| **Kimberly Dotson** | ***Same as owner*** | **69—16-57** |
| **1619 Elizabeth Road** | | |
| **Nashville, TN 37218** | | |

FOR AND IN 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,

**VELMA STUCKEY AND ERIC STUCKEY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

**KIMBERELY DOTSON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being the easterly 62 feet of Lot No. 3 on the plan of J.J. Holzapfel's Subdivision at Bordeaux, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:**

**Beginning at a point on the northerly margin of Elizabeth Road, the southwest corner of Lot No. 2 conveyed to W. E. Hudgins and wife, by deed from Christine H. Rigsby et vir, of record in Book 1879, Page 601, said Register's Office; thence with Hudgins' westerly line North 156.15 feet to a point; thence South 57 degrees 45 minutes West 62 feet to a point; thence South 156.15 feet to the northerly margin of said Elizabeth Road; thence along said margin easterly 62 feet to the beginning.**

**Being the same property conveyed to Clark Trull by Quitclaim Deed from Goldie Trull, unmarried, of record in Book 6924, page 599, Register's Office for Davidson County, Tennessee, dated July 21, 1986.**

**Being the same property further conveyed to Velma M. Stuckey and Eric Stuckey, as joint tenants with full rights of survivorship by Warranty Deed from Clark Trull dated 10/04/04 and filed for record 10/14/04 in Instrument # 20041014-0123981, Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

**City and or County taxes for the year 2005 and subsequent years a line but not yet due and payable.**

**ERIC STUCKEY SIGNING FOR VELMA STUCKEY BY LIMTIED POWER OF ATTORNEY RECORDED HEREWITH.**

This is ( X )Improved property known as **1619 ELIZABETH ROAD NASHVILLE TN 37218**

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 not 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 ever 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 31 day of **March 31, 2005**

Velma Stuckey by Eric Stuckey as ATIF
**Velma Stuckey by Eric Stuckey**
**As Attorney in fact**

Eric Stuckey
**Eric Stuckey**

**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 Eric Stuckey , with whom I am acquainted or proved to me on the basis of satisfa evidence , and who acknowledged that he is such person executed the within named instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee

This 31 day of **March 2005**

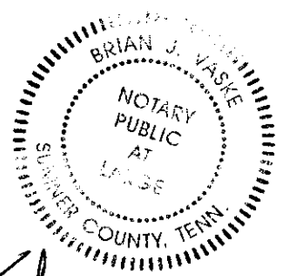
Brian J. Vaske
Notary Public

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 4-27-2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THIS 31 DAY OF OF MARCH 2005 PERSONALLY APPEARED BEFORE ME ERIC STUCKEY
TO BE KNOWN OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO E PERSON WHO EXECUTED THE FOREGOING INSTRUMENT FOR VELMA STUCKEY ANI ACKNOWLEDGES THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF VELMA
STUCKEY.




THIS 31 DAY OF MARCH 2005

NOTARY PUBLIC

MY COMMISSION EXPIRES

4-27-2008