Davidson County DEEDWARR
Recvd: 05/02/05 09:43 2 pgs
Fees:13.00 Taxes:255.30
20050502-0048265

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Roderick D. Thurley 7662 Old Charlotte Pike Nashville, TN 37209	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 114-00; 4.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

JAMES ROBERTS

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

RODERICK D. THURLEY

HEREINAFTER called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of two tracts in the Eighth, formerly 12th Civil District of Davidson County, Tennessee, the first tract being Lot No. 5 on the plan of the Division of land of William Gower as of record in Book "E" page 487, and the second tract beginning at the east line of the Jordan Property as of record in Deed Book 1536, page 451, and Deed Book 1278, page 156, Register's Office for Davidson County, Tennessee, described according to a survey made by Ralph Lambert 67 Son Surveyors 11/06/76 as follows:

Beginning at a stake 12 feet from the metal barn on the Southeast corner and running 290.0', 585 deg. E to a point 588.72 feet n 2 deg. 29 min. 28 sec. E and then 490.0 feet N 85 deg. W to a point and 630.0 feet S 16 deg. E back to a stake 12 feet from the metal barn.

There is specifically excluded from is a portion of property conveyed and described in Deed Book 9594, page 365.

Being a portion of the same property conveyed to Edith Spence, by Deed from Janice Faye Saint and John Michael Spence, Jr. Of record in Book 9594, page 365, dated 2/13/95 and recorded 2/13/95 and by deed from John M. Spence and wife, Edith Spence dated 03/03/1977, recorded 03/04/1977, in Book 5120, page 766, Register's Office for Davidson County, Tennessee. Edith Spence died testate on January 19, 2001, a resident of Davidson County, Tennessee, and Court of Davidson County, Tennessee on April 18, 2001 at No. 01P-580.

Being the same property conveyed to James Roberts by deed from Christopher L. Palmer, Successor Trustee, of Record as Instrument No. 20050418-0042976, said Register's Office.

This is improved ☐ property known as **7662 Old Charlotte Pike, Nashville, TN 37209**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 27th day of April, 2005.

JAMES ROBERTS

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JAMES ROBERTS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument with the full power and authority as Trustee, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 27th day of April, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-06

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $69,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 27th day of April, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-06