WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Morris W. Tomlinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF MAY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **May 29, 2005**
(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/06/05 07:55 2 pgs
Fees:13.00 Taxes:629.00
20050606-0063760

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE NIBA TANIFUM	First Horizon Home Loans	**114-0-105**
(NAME) 4750 Scotney Court	(NAME) PO Box 146	
(ADDRESS) Swanee, GA 30024	(ADDRESS) Memphis, TN 38101	
(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, **MORRIS W. TOMLINSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE NIBA TANIFUM**, 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:

BEING PART OF LOT NO. 5 OF THE LANDS OF WM. GOWER, DECEASED, OF RECORD IN MINUTE BOOK "H", PAGE 487, COUNTY COURT CLERK'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY HAL R. SWAN, JR., SURVEYOR, DATED APRIL 30, 1955, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF SAWYER-BROWN ROAD, AT A POINT IN THE NORTHWEST CORNER OF ERNEST HILL LANDS, BEING 1124 FEET, MORE OR LESS, SOUTH OF THE SOUTH MARGIN OF CHARLOTTE PIKE, AS MEASURED ALONG A CURVE, BEING THE EAST MARGIN OF SAID ROADWAY, THENCE WITH THE MARGIN OF SAID ROADWAY NORTHERLY 155 FEET TO A POINT, THENCE EASTERLY 465 FEET MORE OR LESS, TO THE WEST LINE OF THE LANDS OF JOHNNIE O'BRIAN; THENCE ALONG O'BRIAN'S WEST LINE, SOUTH 3 DEG-30' WEST 155 FEET TO A 43' OAK, BEING HILL'S NORTHEAST CORNER; THENCE WITH HILL'S NORTH LINE, SOUTH 83 DEG, WEST 511 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MORRIS W. TOMLINSON AND WIFE MARGIE TOMLINSON, NOW DECEASED, SURVIVED BY HUSBAND MORRIS W. TOMLINSON, BY DEED FROM LESLIE A. GRAY AND WIFE BEATRICE GRAY OF RECORD IN BOOK 3498, PAGE 89, AND BY DEED FROM HAROLD F. BUGG, AND WIFE IDA BLANCHE BUGG OF RECORD IN BOOK 3575, PAGE 297, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **7524-A SAWYER BROWN ROAD, NASHVILLE, TN 37221**
(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 **27th day of May, 2005.**

Morris W. Tomlinson
MORRIS W. TOMLINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **MORRIS W. TOMLINSON** 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 **27th day of May, 2005**.

Commission expires: **May 29, 2005.**

I. DYKE TATUM Notary Public

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN