#9851
Box 13

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$81,200.00~~ $1,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return to: Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrienne L. Lee	Adrienne L. Lee	82-16-417
(NAME) 515 S. 10th Street	(NAME) 515 S 10th Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/15/05 14:48 2 pgs
Fees:13.00 Taxes:299.70

20050615-0068606

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, James E. Hurt Jr. and Barbara Graves and Sandra Lynch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adrienne L. Lee, 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:

Land in Davidson County, Tennessee, being lot No. 18 on the Map of Shelby Hills, as of record in book 3600, page 17, R.O.D.C. Tennessee.

Said lot No. 18 fronts 50 feet on the easterly side of South 10th Street and runs back between parallel lines 205.14 feet to a line at the rear on which it measures 50 feet thereon.

Being the same property conveyed to James E. Hurt and wife, Edna B. Hurt, by deed of record in Book 3764, Page 557, Register's Office for Davidson County, Tennessee. James E. Hurt having predeceased Edna B. Hurt. Edna B. Hurt having since died leaving her heirs at law James E. Hurt, Jr., Barbara Graves, and Sandra Lynch, reference Heirship Affidavit of record in Instrument No. 20050615-0068605, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 515 S 10th Street, Nashville, TN 37206
(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 26th day of May. 2005.

Sandra Lynch

James E. Hurt Jr.

Barbara Graves

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 James E. Hurt, Jr., Barbara Graves, and Sandra Lynch 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2005.

Commission expires: May 28, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.