File No. 250500107

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/05 12:15 3 pgs
Fees:18.00 Taxes:303.40
20050712-0080581

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia Curry	BancorpSouth Bank	Map 081, Group -01-0, Parcel 28 and 29
(NAME) 1902 Hailey Avenue	(NAME) 5217 Maryland Way	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Rawleigh T. Sanders Jr., and wife, Sandra Rebecca Sanders, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sylvia Curry, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 See Exhibit "A"

Land in Davidson County, Tennessee, being the northerly 15 feet of Lot 22, all of Lots 23-25 and the southerly 20 feet of Lot 26 Block "A" on the revised plan of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux dated 5/13/41 by Blanchard and Parish, Engineers (Not of Record) said part of Lot 22, all of lots 23-25 and part of Lot 26 having been part of Lots 56 and 57, on the Map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (Book 347, Page 155, Register's Office of Davidson County, Tennessee, recorded 11-16-27.

Tract 2

Land in Davidson County, Tennessee, being part of Lot 37, on the map of Haileys Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, recorded 11-16-27.

Being the same property conveyed to Rawleigh T. Sanders, Jr., married, by Deed from Donald Wayne Sanders and wife, Joyce Sanders, dated February 28, 2003, filed for record on March 3, 2003, in Instrument Number 200303030027462 and re-recorded in Instrument Number 200306040076394 and also in Will Book 3279, Page 603732

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1902 Hailey Avenue, Nashville, TN 37218
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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/our hand(s) this 24th day of June, 2005.

Rawleigh T. Sanders Jr.

Sandra Rebecca Sanders

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rawleigh T. Sanders Jr., Married, with whom I am personally acquainted, or proved to me on the ~~Rawleigh T. Sanders Jr. and wife, Sandra Rebecca Sanders~~ basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th June, 2005.

My Commission Expires:

Notary Public

DAWN D. CHASE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006

and wife, Sandra R. Sanders

File Number: [redacted]0107

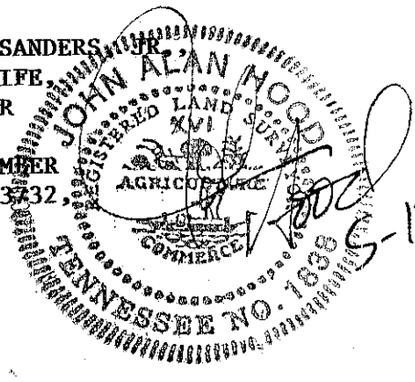
RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

EXHIBIT "A"

2 TRACTS OF LAND LOCATED IN THE 2ND COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHEASTERLY MARGIN OF HAILEY AVENUE, 600 FEET NORTH OF DOAK AVENUE TRACT 1 BEING THE NORTHERLY 15 FEET OF LOT 22, ALL OF LOTS 23 THROUGH 25 AND THE SOUTHERLY 20 FEET OF LOT 26, BLOCK "A" ON THE REVISED PLAN OF HAILEYS SUBDIVISION OF PART OF BLOCK 5 IN G.T. SHEEGOG SUBDIVISION AT BORDEAUX ACCORDING TO AN UNRECORDED SURVEY DATED 5-13-41 BY BLANCHARD AND PARRISH, ENGINEERS SAID PART OF LOT 22, ALL OF LOTS 23 THROUGH 25 AND PART OF LOT 26 HAVING BEEN PART OF LOTS 56 AND 57 ON THE MAP OF HAILEY'S SUBDIVISION OF PART OF BLOCK 5 IN G.T. SHEEGOG SUBDIVISION AT BORDEAUX (BOOK 547, PAGE 155 R.O.D.C., TN.) RECORDED 11-16-27 AND TRACT 2 BEING PART OF LOT 37 ON THE MAP OF HAILEY'S SUBDIVISION OF PART OF BLOCK 5 IN G.T. SHEEGOG SUBDIVISION AT BORDEAUX (BOOK 547, PAGE 155 R.O.D.C., TN.) RECORDED 11-16-27 SAID TRACT 1 AND 2 DESCRIBED TOGETHER ACCORDING TO A BOUNDARY SURVEY DATED 5-17-05 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC., (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT A NAIL(OLD) IN THE SOUTHEASTERLY MARGIN OF HAILEY AVENUE (40' WIDE R.O.W.);, SAID NAIL BEING LOCATED N 31°59'58" E 600 FEET FROM THE NORTHERLY R.O.W. OF DOAK AVENUE AND BEING 10 FEET NORTH OF THE ORIGINAL NORTHEAST CORNER OF LOT 21 ON THE REVISED PLAN OF HAILEYS SUBDIVISION OF PART OF BLOCK 5 IN G.T. SHEEGOG SUBDIVISION AT BORDEAUX (NOT OF RECORD) DATED 5-13-41 BY BLANCHARD AND PARRISH, ENGINEERS AND FURTHER DESCRIBED AS THE NORTHEAST CORNER OF THE DERRICK LEONARD AND CHRISTY LEONARD LAND (INSTRUMENT # 20040303-0023911 R.O.D.C., TN.); THENCE WITH THE SOUTHEASTERLY MARGIN OF SAID HAILEY AVENUE N 31°59'58" E 110.00 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE E.J. PUTNAM LAND (BOOK 2100, PAGE 87 R.O.D.C., TN.), SAID CORNER BEING 5 FEET SOUTH OF THE ORIGINAL NORTHEAST CORNER OF LOT 26 OF SAID UNRECORDED PLAN; THENCE LEAVING SAID HAILEY AVENUE WITH SAID PUTNAM S 57°00'13" E 153.09 FEET TO AN IRON ROD (NEW); THENCE N 29°48'13" E 5.00 FEET TO AN IRON ROD (NEW) AT THE ORIGINAL NORTHEAST CORNER OF LOT 37 ON THE MAP OF HAILEY'S SUBDIVISION OF PART OF BLOCK 5 IN G.T. SHEEGOG SUBDIVISION AT BORDEAUX (BOOK 547, PAGE 155 R.O.D.C., TN.) AND BEING THE NORTHWEST CORNER OF LOT 38 (BOOK 547, PAGE 155 R.O.D.C., TN.) OWNED BY ROBERT H. HERMAN (BOOK 10781, PAGE 915 R.O.D.C., TN.); THENCE WITH SAID HERMAN S 56°59'24" E 15.31 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF THE RAWLEIGH SANDERS LAND (BOOK 4778, PAGE 971 R.O.D.C., TN.); THENCE WITH SAID SANDERS AND SEVERING SAID LOT 37 S 27°25'39" W 100.00 FEET TO AN IRON ROD (NEW), SAID ROD BEING LOCATED N 56°59'24" W 138 FEET FROM AN IRON PIPE (OLD) ON THE NORTHERLY MARGIN OF RIVER DRIVE (40' WIDE R.O.W.) LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 37 AND BEING IN THE NORTHERLY LINE OF THE DAVID LOVELL LAND (INSTRUMENT # 20041012-0123074 R.O.D.C., TN.); THENCE WITH SAID LOVELL N 56°59'24" W 19.46 FEET TO AN IRON ROD (NEW) AT THE ORIGINAL NORTHWEST CORNER OF SAID LOT 37; THENCE S 29°48'13" W 15.48 FEET TO AN IRON ROD (OLD) AT SAID LEONARD'S SOUTHEAST CORNER; THENCE WITH SAID LEONARD N 57°00'13" W 157.31 FEET TO THE POINT OF BEGINNING CONTAINING 0.43 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RAWLEIGH T. SANDERS, JR., MARRIED, BY DEED FROM DONALD WAYNE SANDERS AND WIFE, JOYCE SANDERS, DATED FEBRUARY 28, 2003, FILED FOR RECORD ON MARCH 3, 2003, IN INSTRUMENT NUMBER 200303030027462 AND RE-RECORDED IN INSTRUMENT NUMBER 200306040076394 AND ALSO WILL BOOK 3279, PAGE 603732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE



5-17-05