File No. 50562

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/05 10:47 2 pgs
Fees:13.00 Taxes:455.10
20050906-0106424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/24/2008 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deana L. Howell	M&T Mortgage Corporation	006-00-0 053.00
(NAME)	(NAME)	
2225 Baker Road	1 M&T Plaza	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Buffalo, New york 14203	
(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, Judy Ray, Devisee under the Last Will and Testament of Sarah V. Holland, deceased, and husband, Roy Dean Ray, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deana L. Howell, an unmarried person, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2225 Baker Road, Goodlettsville, TN 37072
(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 my hand this 31st day of August, 2005.

Judy Ray

Roy Dean Ray

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 Judy Ray and husband, Roy Dean Ray, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal this 31st day of August, 2005.

Commission expires: 1-28-06

DEBORAH A. RAND NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Jan 28, 2006

Notary Public

File No. 50562

EXHIBIT A

LAND IN DAVIDSON COUNTY TENNESSEE. BEING THE REMAINING PROPERTY OF VIRGINIA HOLLAND, AS OF RECORD IN BOOK 982, PAGE 661, R.O.D.C.,TN.

BEGINNING AT AN IRON ROD ON THE NORTHERN MARGIN OF BAKER ROAD, SAID POINT BEING LOCATED 37 FEET S 46 DEGREES 30' E OF THE INTERSECTION WITH OLD BAKER ROAD, BEING THE SOUTHEAST CORNER OF THE PROPERTY OF JOHN PATRICK MORTON (BK 11364, PG 828, R.O.D.C.,TN) AND BEING THE SOUTHWEST CORNER OF THIS PARCEL;

THENCE LEAVING SAID ROAD MARGIN WITH LINE OF MORTON, N 48 DEGREES 00' E 257.95 FEET TO AN IRON;

THENCE CONTINUING WITH LINE OF MORTON, N 18 DEGREES 00' E 47.00 FEET TO AN IRON ROD ON THE SOUTHERN MARGIN OF RAIL-ROAD;

THENCE WITH MARGIN OF RAIL-ROAD, S 50 DEGREES 00' E 69.75 FEET TO A POINT;

THENCE CONTINUING WITH MARGIN OF RAIL-ROAD, S 54 DEGREES 00' E 100.00 FEET TO AN IRON ROD AT THE PROPERTY OF LLOYD C. CRAWFORD, JR. (BK 8286, PG 665, R.O.D.C.,TN);

THENCE WITH THE LINE OF CRAWFORD, S 30 DEGREES 00' W 328.09 FEET TO AN IRON ROD ON THE NORTHERN MARGIN OF BAKER ROAD, SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF JOSEPH D. WHITE (BK 10168, PG 332, R.O.D.C.,TN);

THENCE WITH THE MARGIN OF BAKER ROAD, N 46 DEGREES 00' W 245.37 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.40 ACRES, MORE OR LESS; AS SURVEYED AUGUST 29, 2005 BY L. STEVEN BRIDGES, JR., RLS#1740, 311 EAST MAIN STREET, SUITE ELEVEN, HENDERSONVILLE, TENNESSEE 37075. PHONE 615-822-5394

Being part of the same property conveyed to Virginia Holland by deed from S. N. Edging and wife, Dicie Ann Edging of record in Book 982, page 661, Register's Office for Davidson County, Tennessee. Virginia Holland having since died testate on March 24, 2004. Title to subject property vested in Judy Ray, devisee under Last Will and Testament of Sarah V. Holland, admitted for probate in the Probate Court for Davidson County, Tennessee, Docket No. 04P-918, and of record in Volume 5640/1531427, Probate Court Clerk's Office for Davidson County, Tennessee.

Virginia Holland and Sarah V. Holland being one and the same person.

Roy Dean Ray herein joins to convey any and all right and interest he may have; especially his marital rights.