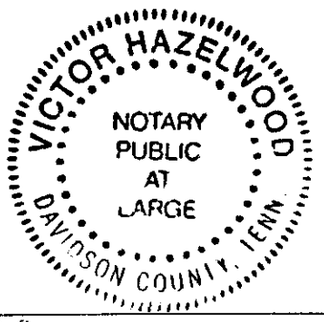
BOX 13
9897

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2005.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
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
Brenda W. Hiter	New owner ~~Brenda W. Hiter~~	135-97
(NAME)	(NAME)	
2728 Old Smith Springs Road	~~2728 Old Smith Springs Road~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	~~Nashville, TN 37217~~	
(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, William W. Middleton and wife, Linda C. Middleton and Keith M. Middelton and wife, Diane M. Middleton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda W. Hiter, married, 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 the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of the Homestead and Dower Tract of Mrs. Theodosia Powers, as set apart to her in Minute Book 5, Page 384, of the County Court for said County, and being part of Tract No. 1 on the map of the partition of the land involved in the cause of P.M. Matlock and wife, vs. Mrs. E. A Sinnott, el al, Rule Nos. 48000 and 48003, Chancery Court, as shown of record in Plan Book 3, Page 21, Chancery Court at Nashville, described as follows: Beginning in the center of Murfreesboro Pike, now Old Murfreesboro Pike, South 54°, East 350 feet from George Campbell's easterly line; thence with the center of said Pike South 54° East 100 feet; thence South 35° 40' West 205 feet; thence North 54° 20' West 100 feet; thence North 35° 40' East 206 feet 1 inch to the beginning.

Being the same property conveyed to William W. Middleton and Keith M. Middleton, by deed of record in Instrument No. 20031029-0159280, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Linda Middleton and Diane Middleton join in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 1825 Old Murfreesboro Pike, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 09/09/05 14:07 2 pgs
Fees:13.00 Taxes:564.25
20050909-0108747

Witness our hands this 6th day of September, 2005.

Linda C. Middleton

William W. Middleton

Diane M. Middleton

Keith M. Middelton

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 William W. Middleton, Keith M. Middleton, Linda Middleton, and Diane Middleton 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 6th day of September, 2005.

Commission expires: May 28, 2006

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006