20B

WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSE
COUNTY OF **Sumner**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
STEVEN G. WATERS, ATTORNEY
Hallmark Title Company 100 Bluegrass Commons Blvd. Suite 115 Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Slate, II	**SAME**	**25-04 62.00**
(NAME) **2040 Bon Drive**	(NAME)	Davidson County DEEDWARR Recvd: 10/19/05 14:26 2 pgs Fees:13.00 Taxes:55.50
(ADDRESS) **Greenbrier, TN 37073**	(ADDRESS)	20051019-0126203
(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, **Sarah Evelyn Oldham and husband, William S. Oldham**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO , **Robert W. Slate, II,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Sumner~~ **DAVIDSON**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10 on the Plan of Franklin Heights at Goodlettsville, a plat of which is if record in Book 2083, page 91, Register's Office of Davidson County, Tennessee.

Said Lot No. 10 fronts 70 feet on the southerly side of McCoin Drive, and runs back in a southerly direction 207 feet on the easterly margin and 215 feet on the westerly margin to a dead line, measuring 60 feet thereon.

Being the same property conveyed to **Evelyn Duke Hunter** by deed, of record in Book 3370, Page 533 Register's office, Davidson County, Tennessee. Said Evelyn Duke Hunter having since married and is now known as Sarah Evelyn Oldham.

William S. Oldham, spouse of Sarah Evelyn Oldham, joins in the execution of this instrument for the purpose of waiving and conveying his marital interest to said property.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

☒ Unimproved property known as: Lot 10 McCoin Drive, Goodlettsville, TN 37072.

☐ This is Improved property known as:

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 hand this

WILLIAM S. OLDHAM

SARAH EVELYN OLDHAM

STATE OF TENNESSEE
COUNTY OF **Sumner**

Before me, A Notary in and for said County and State, duly commissioned and qualified, personally appeared Sarah Evelyn Oldham and husband, William S. Oldham, to me known, or proved on the basis of satisfactory evidence, to be the ones described in and who executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this

Commission expires: 2/14/09

Notary Public

