2031

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5/28/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,750.00

Sarah Deuske
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2005.

Beth Triplett
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Return to: Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

File No. 2031

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Senae Fetner	First Franklin Loan Services	57-19
(NAME)	(NAME)	
5406 Old Hickory Boulevard	150 Allegheny Center Mall, IDC 23-021	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Pittsburgh, PA 15212	
(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, Woodrow T. Harry and wife, Gracie Harry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Senae Fetner, A Single Woman, 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, described according to survey made by Hickerson-Miller, Engineers-Surveyors, April 20, 1955, as follows:

Beginning at a stake in the center of Sulpher Creek at the northwest corner of the property conveyed to L. B Fuqua by deed from James A. Davis and wife, of record in Book 1055, Page 222, Register's Office for said County; thence with said Fuqua's northern boundary line and a fence, South 83 degrees East 502.6 feet to a hub in fence; thence North 65 degrees West 479.8 feet to the center of said Creek and continuing in the same direction 23 feet in all 502.8 feet to the southeasterly margin of Old Hickory Boulevard; thence with the same, southwestwardly 157 feet, more or less; thence South 83 degrees East 24 feet to the beginning, more or less.

Being the same property conveyed to Woodrow T. Harry and wife, Gracie Harry by deed date February 28, 1990, from Jack F. Kemp, as of record in Book 8057, Page 887, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 11/14/05 10:25 2 pgs
Fees:13.00 Taxes:424.58

20051114-0136913

unimproved ☐

This is improved ☒ property, known as 5406 Old Hickory Boulevard, Ashland City, TN 37015

(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 4th day of November, 2005.

Woodrow T. Harry

Gracie Harry

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 Woodrow T. Harry and Gracie Harry, 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 at Nashville, Tennessee this 4th day of November, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

