Davidson County DEEDWARR
Recvd: 07/28/06 10:05 2 pgs
Fees:13.00 Taxes:329.45

20060728-0091322

WARRANTY DEED

ET-06-0398

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,040.00

Theresa A Henry
Affiant

Subscribed and sworn to before me, this 27st DAY OF July, 2006.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 04-04-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Ann Henry	Theresa Ann Henry	
3013 Doak Avenue	(NAME) 3013 Doak Avenue	81-1-51
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

N/K/A

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIANNA D. CARTER HINDS *~~AND HUSBAND DANIEL HINDS~~, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THERESA ANN HENRY, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*married

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE WEST 50 FEET OF A PART OF A TWO ACRE TRACT FORMERLY OWNED BY D.L. TURNER AND WIFE, HATTIE TURNER, BEING PART OF HALEY'S SUBDIVISION OF PART OF FLOCK 5 IN G.T. SHEEGOG SUBDIVISION AT BORDEAUX.

SAID LOT FRONTS 50 FEET ON THE SOUTH SIDE OF A 40 FOOT STREET UNNAMED, RUNNING BACK SOUTHERLY 571.6 FEET ON THE EASTERLY SIDE AND 590 FEET ON THE WESTERLY SIDE TO A DEAD LINE AND SHOWS 57 FEET ON SAID DEAD LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 197 FEET FROM THE NORHTWEST CORNER OF A THREE ACRE TRACT OF W.A. TURNER, RUNNING EASTERLY ALONG THE SOUTHERLY MARGIN OF A 40 FOOT STREET, UNNAMED, 50 FEET; THENCE SOUTHERLY 571.6 FT. TO A DEAD LINE; THENCE WESTERLY 57 FT. ALONG SAID DEAD LINE TO THE EASTERLY MARGIN OF THE SAID THREE ACRE TRACT, THENCE NORTHERLY 590 FT. TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRIANNA D. CARTER BY WARRANTY DEED FROM MICHAEL MARIO CASTELLARIN AND MAY ANN GREENHILL RECORDED JULY 24, 2001 IN INSTRUMENT NO. 20010724-0078407, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID BRIANNA D. CARTER NOW BEING KNOWN AS BRIANNA D. HINDS BY VIRTUE OF HER MARRIAGE TO DANIEL HINDS.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of G.T. SHEEGOG SUBDIVISION AT BORDEAUX, as recorded in Plat Book 421.

Rights of the public to the use of that part of the land described herein within the bounds of unnamed street described in Deed recorded at Instrument No. 200107240078407 and Book 1019, Page 569.

Warranty Deed recorded at Instrument No. 200107240078407 and Deed recorded in Book 1019, Page 569

Subject to any and all existing easements and restrictions of record if any.

Daniel Hinds, spouse of Brianna D. Carter Hinds joins in this deed to convey any interest he may have in and to said property, marital or otherwise.

unimproved ( )

This is improved (X) property, known as 3013 Doak Avenue, Nashville, Tennessee 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), their 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), 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/our hand(s) this 21st day of July, 2006.

7/21/06

Briana D. Hinds

7-21-06

Daniel Hinds

STATE OF ~~Tennessee~~ FL

COUNTY OF ~~Davidson~~ St Lucie

On this the , before me personally appeared Briana D. Hinds and husband, Daniel Hinds to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of July 2006.

Notary Public

My Commission Expires: 3/27/07

(SEAL)

MARGIE RAYNER
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES MAR. 27, 2007
COMMISSION # DD196451

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520