WARRANTY DEED 512

PICK-UP

Davidson County DEEDWARR
Recvd: 10/26/06 10:13 2 pgs
Fees:13.00 Taxes:92.50

20061026-0132745

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Raymond Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 Day of OCTOBER 2006

NORMAN BRILEY JR
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 9-23-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.
2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond & Dixie Estes	OWNER	Map 165
(NAME)	(NAME)	Parcel 108
12308 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Antioch, Tn. 37013	,	
(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, **Lawrence D. Davenport and wife, Ann P. Davenport,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYMOND ESTES AND WIFE DIXIE ESTES,** 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:

Beginning at an iron pin on the westerly margin of Old Hickory Blvd. (30' from the centerline), said iron pin being in the north line of the original Martin B. Paul land and also being the northeast corner of this tract and in the southerly line of the Claude C. Spivey land of record in Deed Book 2742, Page 95, R.O.D.C., Tennessee; thence with Spivey's line N 81° 16'05" W 274.74' to an iron pin in the line of the Joe C. Hill land of record in Deed Book 4083, Page 924, R.O.D.C., Tennessee; thence leaving Spivey's line and with the line of Hill S 7° 19' 50" W 429.96' to an iron pin in the northerly margin of said Old Hickory Blvd; thence with the margin of said Boulevard N 47° 04'18" E 195.12' to an iron pin, thence continuing with said Old Hickory Blvd. N 31° 30'12" E 300.18' to the point of the beginning, containing 1.40 acres more or less.

Being part of the same property conveyed to Lawrence D. Davenport and wife Ann P. Davenport by Warranty Deed of record in Book 5595, Page 328, Registers Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved X Metes and Bounds Part of Map 165, Parcel 108

This is improved ☐ property, known as

(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/our hand(s)** this.

Lawrence D. Davenport

Lawrence D. Davenport

Ann P. Davenport

Ann P. Davenport

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 Lawrence D. Davenport and wife Ann P. Davenport the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 20th day of October, 2006.

Gary B Fisher

Notary Public

GARY B. FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Commission expires:

6-17-07