Davidson County DEEDWARR
Recvd: 02/12/07 11:48 2 pgs
Fees:13.00 Taxes:312.65

20070212-0017848

WARRANTY DEED

ANDREW L. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $ 84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 2007

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Hinson, PO Box 158336, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Linville & Crystal Perkins	SAME	Map + Parcel
(NAME)	(NAME)	
336 Edith Avenue		71-11; 85.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 ACKNOWLEDGE, I, David W. Hinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. LINVILLE and CRYSTAL L. PERKINS

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, being part of Lot No. 2 on the Plan of The Ogden Property, of record in Plan Book 1, Page 115 and 133, and being the westerly 50 feet of Lot No. 1 on the survey of Part of said Lot No. 2 for W. West made by Z.J. Wilkinson, Surveyor, July 22, 1952 and described according to said survey as follows:

Beginning at a point on the northerly margin of Edith Avenue, 401 feet westerly from the westerly margin of Lischey Avenue, thence with said Avenue westerly 50 feet; thence N 5 deg. 45' E 167 feet to an iron pin in the southerly line of Lot No. 3; thence with the line between Lots Nos. 1 and 3, S 80 deg. 30' E. 50 feet; thence southwardly 163 feet, more or less, to the beginning.

Being the same property conveyed to David W. Hinson by deed of record in Instrument No. 20050616-0069187, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 336 Edith Avenue Nashville, Tennessee 37207
(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 hand this 24th day of January, 2007

By: David W. Hinson by Ed McLaurin, AIF
David W. Hinson
By: Ed McLaurin, Attny in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this, 24th day of January, 2007, personally appeared before me, Ed McLaurin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney in fact" of David W. Hinson, and is authorized by him to execute this instrument on their behalf, as his free act and deed.

Witness my hand and seal at office in Nashville, Tennessee this 24th day of January, 2007.

My Commission Expires:

11/22/08

Notary Public

