Return to

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007040061

Davidson County DEEDWARR
Recvd: 05/01/07 14:54 3 pgs
Fees:18.00 Taxes:95.46
20070501-0051997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$25,800.00**

Sworn to and subscribed before me this 24th day of April, 2007.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Kathy J Byers
Notary Public
My Comm. Expires : 9/19/09

Address of New Owner:

Matthew B. Manson
P. O. Box 8376
Hermitage, TN 37076

Send Tax Bills to:

New Owner

Map-Parcel Numbers:

063-08-0-124.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Beverly L. Watts and Constance L. Singleton**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew B. Manson**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at the northwest corner of University Avenue and Capital Street and running north along the margin of University Avenue 350 feet to a point; thence west along the line of Lot No. 8, Block "W", 75 feet; thence at right-angles southerly 350 feet to the margin of Capital Street; thence along the margin of Capital Street 75 feet to the point of beginning. Same being the eastern half of even numbered lots from 10 to 36 inclusive of Block "W", in the Hadley Bend City Subdivision of the Hulme Farm in the 4th Civil District, a map of which Subdivision is recorded in Book 421, on page 120, Register's Office for Davidson County, Tennessee.

INCLUDED in the above-described property, but expressly **EXCLUDED** therefrom is the following described property:

Beginning at the northwest corner of University Avenue and Capital Street and running along the margin of University Avenue 134 feet to a point; thence west at right angles 75 feet to a point; thence at right angles south 134 feet to the margin of Capital Street; thence along the margin of Capital Street 75 feet to the point of beginning.

Description taken from prior deed.

Being the same property conveyed to Beverly L. Watts and Constance L. Singleton, by Quitclaim Deed from Evelyn Lindsley, unmarried, of record in Book 8294, Page 207, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Plan of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is unimproved property known as **0 University Avenue, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of April, 2007.

Beverly L. Watts

Constance L. Singleton

STATE OF KENTUCKY

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Beverly L. Watts,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Louisville, Kentucky, this 24th day of April, 2007.

LINDA D. THOMPSON NOTARY PUBLIC KY

Linda D. Thompson

Notary Public

My Commission Expires:

Notary Public, State at Large, KY
My commission expires March 31, 2010

STATE OF MO

COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Constance L. Singleton,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Fort Leonardwood, MO., 10:34 A.M, this 26th day of April, 2007.

Kimberley Huitt

Notary Public

My Commission Expires:

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

KIMBERLEY HUITT
My Commission Expires
February 27, 2010
Pulaski County
Commission #06845215