File No. 270400838

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Bobby R. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2007.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11.28.09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/03/07 12:32 3 pgs
Fees:18.00 Taxes:251.60
20070503-0053222

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Ray Denson	same	044-050-028.00
(NAME)	(NAME)	
920 Swinging Bridge Rd.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN. 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Audrey Pearl Barbee, Unmarried,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bobby Ray Denson and Bobby Darrell Denson, **Married**
Unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 59 on the Plan of Scenic View Subdivision, Forth Civil District of Davidson County, Tennessee, prepared by W. W. Turner Co., Engineers, on August 20, 1948, but not of record, and more particularly described as follows: Starting with a concrete monument at the west end of the return at the southwest corner of the intersection of Keeton Avenue and Hillman Place; thence in a northwesterly direction along the southerly margin of Keeton Avenue a distance of 279.2 feet to an iron pin located in the common corner between Lots 59 and 60 and running thence the following courses and distance: In a southwesterly direction along the common line between Lots 59 and 60 for a distance of 165.0 feet to an iron pin in a deadline; thence in a northwesterly direction along a deadline, said deadline being a part of the rear of Lots 75 and 76, a distance of 95.0 feet to an iron pin at the common corner between Lots 58 and 59 for a distance of 165.0 feet to an iron pin in the southerly margin of Keeton Avenue; thence in a southeasterly direction along the southerly margin of Keeton Avenue a distance of 95.0 feet to an iron pin and the point of beginning.

Lot 59 Is subject to and/or reserving one 10 foot wide public utility easement which runs adjacent to and parallel with the rear of said Lot.

SAID LOT MORE ACCURATELY DESCRIBED IN ATTACHED EXHIBIT "A"

Being the same property conveyed to Joe Barbee and Wife, Ethel F. Barbee and the survivor of them, for and during their natural lives, upon the death of the last survivor of Joe Barbee and Wife, Ethel F. Barbee, then to Elem Glen Barbee and Wife, Audrey Pearl Barbee, tenants by the entirety by deed dated July 2, 1951 from Nashville Industrial Corporation of record in Deed Book 2013, page 2, Register's Office for said County.

Audrey Pearl Barbee sole surviving heir of The said Joe Barbee and Wife Ethel F. Barbee and Elem Glen Barbee each having deceased.

EXHIBIT "A"

LAND LOCATED IN OLD HICKORY, NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF KEETON AVENUE, NORTHWEST OF HILLMAN PLACE, SAID LAND BEING LOT 59 ON THE PLAN OF SCENIC VIEW SUBDIVISION PREPARED BY W.W. TURNER CO., ENGINEERS ON AUGUST 20, 1948 (NOT OF RECORD) DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION DATED 4-30-07 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

COMMENCING AT A POINT AT THE WEST END OF THE RETURN AT THE SOUTHWEST CORNER OF THE INTERSECTION OF KEETON AVENUE AND HILLMAN PLACE; THENCE IN A NORTHWESTERLY DIRECTION WITH THE SOUTHERLY MARGIN OF SAID KEETON AVENUE 279.2 FEET TO A POINT AT THE COMMON FRONT CORNER OF LOT 59, SCENIC VIEW SUBDIVISION PREPARED BY W.W. TURNER CO., ENGINEERS ON AUGUST 20, 1948 (NOT OF RECORD) AND LOT 60 OF SAID SCENIC VIEW SUBDIVISION SAID LOT 60 BEING OWNED BY BOBBY RAY DENSON (INSTRUMENT# 200104090-0034880 R.O.D.C., TN.), THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LAND; THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID DENSON SOUTHWESTERLY 165.0 FEET TO A POINT IN THE LINE OF THE TERRY AND LAURA HARTSFIELD LAND (BOOK 10639, PAGE 555 R.O.D.C., TN.; THENCE WITH SAID HARTSFIELD NORTHWESTERLY (PASSING A CORNER OF THE STEVEN JONES LAND (INSTRUMENT#20050502-0048415 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 95.0 FEET TO THE COMMON REAR CORNER OF SAID LOT 59 AND OF LOT 58 OF SAID SCENIC VIEW SUBDIVISION, SAID LOT 58 BEING OWNED BY KENNETH SMITH AND CORNELIA BANKS (BOOK 5732, PAGE 542 R.O.D.C., TN.); THENCE WITH SAID SMITH / BANKS NORTHEASTERLY 165.0 FEET TO A POINT ON SAID SOUTHERLY MARGIN OF SAID KEETON AVENUE; THENCE WITH SAID SOUTHERLY MARGIN SOUTHEASTERLY 95.0 FEET TO THE POINT OF BEGINNING.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 314 Keeton Avenue, Old Hickory, TN 37138
(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 hands this 30th day of April, 2007.

Audrey Pearl Barbee by
Mary B Woodlief attorney in fact

Audrey Pearl Barbee by
Anita P Smith Rijon
Attorney-in-fact

State of TEnnessee
County of Wilson

Personally appeared before me, the undersigned a Notary Public in and for the State and County aforesaid, Mary B. Woodlief and Anita P. Smith Rijion, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein containe, and who further acknowledged that they are pursuant to Power of Attorney of record in Instrument Number 20070503005322 Register's Office for Davidson, the Attorney-in-Fact of Audrey Pearl Barbee (herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument as the free act and deed of the Maker on this 30th day of April, 2007.

My Commission Expires: 11-28-09

Notary Public

File Number: 270400838

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN