File No. 261000355

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Taylor Swan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2007.

Tammy Duncan
Notary Public

MY COMMISSION EXPIRES: 1/23/2011

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Wendell Ethridge, Trustee	Thomas Wendell Ethridge, Trustee	091070153
(NAME) 705 Bay Court	(NAME) Same	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(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, George Herman Buck Jr., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Wendell Ethridge, Trustee of the Thomas Wendell Ethridge and Charles V. Duncan revocable trust, HEREINAFTER CALLED THE GRANTEE(S), His 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 Lots Nos. 1 to 10 inclusive on the Plan showing Viewpoint Addition to West Nashville, as of record in Book 547, page 65, Register's Office for said County.

Said Lot 1 to 10 inclusive front 50 feet each on the South side of Tennessee Avenue and run back between parallel lines 150 feet to a dead line. Lot No. 1 running back with the east margin of 48th Avenue North, formerly Sixth Street.

INCLUDED, BUT EXPRESSLY EXCLUDED THEREFROM the property described in

Davidson County DEEDWARR
Recvd: 07/20/07 10:56 3 pgs
Fees:18.00 Taxes:1480.00
20070720-0086448

Book 4324 page 236, Register's Office for Davidson County, Tennessee, as follows:

A tract of land in the 23rd Councilmanic District of Nashville and Davidson County, Tennessee, more particularly describd as follows:

Beginning at a point in the East right of way line of 48th Avenue North, being the South right of way line of Tennessee Avenue; thence in an easterly direction along the existing south line of Tennessee Avenue and being 25.00 feet south of the center of Tennessee Avenue for a distance of 25.07 feet to a point, the point being the beginning of a curve with a 25.00 foot radius; thence along the curve in a southwesterly direction for a distance of 39.34 feet to a point in the west right of way line of 48th Avenue North and 50.07 feet south of the center line of Tennessee Avenue; thence in a northerly direction along the existing east line of 48th Avenue North for a distance of 25.07 feet to the point of beginning, and containing 135.00 square feet.

Being the same property conveyed to George Herman Buck, Jr. by deed dared 2/9/1981 and filed for record on 2/9/1981 from Bank of America of record in Deed Book 5709, page 209, Register's Office for said County.

Subject to all matters as set forth per Plat Book 547, Page 65, Register's Office of said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

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 Tennessee Avenue, Nashville, TN

(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), His 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), His 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 29th day of June, 2007.

George Herman Buck Jr.

STATE OF ALABAMA
COUNTY OF MONTGOMERY

On this 29th day of June, 2007, before me personally appeared George Herman Buck, Jr., to me known to be the person (or persons) described in and who executed the foregoing Instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

Witness my hand and seal this 29th day of June, 2007.

Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 17, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

NANCY H. WALKER NOTARY PUBLIC ALABAMA STATE AT LARGE