Davidson County DEEDWARR
Recvd: 11/14/07 12:02 2 pgs
Fees:13.00 Taxes:362.60

20071114-0133601

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

O-FSBO-07-13830

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred G. Henson	Alfred G. Henson	
13830 Old Hickory Blvd.	(NAME) 13830 Old Hickory Blvd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	182-13.01
(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, we REDFORD TRAMELL AND ELIZABETH TRAMELL, HIS WIFE AND ANDREW TRAMELL, HIS SON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALFRED G. HENSON AND WIFE, SUSAN G. HENSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THE FOLLOWING DESCRIBED TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS TRACT "C" ACCORDING TO A SURVEY MADE BY E.L. MILLER, SURVEYOR, DATED DECEMBER 23, 1963, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF OLD HICKORY BLVD., FORMALLY HOBSON PIKE, THE SAME BEING A COMMON CORNER OF THE PROPERTY CONVEYED TO HOYT BREWER AND WIFE, BY DEED FROM NEWMAN C. SHANKLE AND WIFE OF RECORD IN BOOK 3569, PAGE ONE, REGISTERS OFFICE FOR DAVIDSON CO. TENNESSEE; THENCE WITH THE CENTER OF HOBSON PIKE, NORTHWARDLY 100 FEET TO A POINT; THENCE CONTINUING WITH THE CENTER OF HOBSON PIKE, NORTHWARDLY 50 FEET TO A POINT; THENCE CONTINUING WITH THE CENTER OF HOBSON PIKE, NORTHWARDLY 50 FEET TO A POINT; THENCE SOUTH NORTH 84 DEGREES 30' EAST, 550' TO AN IRON PIN; THENCE SOUTH 9 DEG. 30' WEST 175 FEET TO A POST; THENCE SOUTH 2 DEG. 35' WEST 10 FEET TO AN IRON PIN; THENCE SOUTH 84 DEG. 40 FEET WEST 415 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO REDFORD TRAMELL AND ELIZABETH TRAMELL, HIS WIFE AND ANDREW TRAMELL, HIS SON BY QUITCLAIM DEED FROM DONALD M. BUTLER AND TWILA M. BUTLER, HIS WIFE, RECORDED ON THE 22ND DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031022-0156218, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 13830 Old Hickory Blvd., Antioch, Tennessee 37013
(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 hand(s) this 8th day of November, 2007.

Redford Tramell

Elizabeth Tramell

Andrew Tramell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Redford Tramell and Elizabeth Tramell and Andrew Tramell, the within named bargainor, 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, this the 8th day of November, 2007.

Notary Public

My Commission Expires:

(SEAL) 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903