WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/08 10:42 2 pgs
Fees:13.00 Taxes:407.00

20080225-0017998

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: MARCH 9, 2010

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110.000.00

George Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2008.

Ed Tignor
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY + RETURN TO
All-Star Title Inc., 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Benson	George Benson	08115022600
(NAME) 1705 Cockrill Street	(NAME) 1705 Cockrill Street	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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 ACKNOWLEDGED, WE,

Gerald Born, married (no homestead in this property)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Benson, married (no homestead in property)

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 the easterly 34.5 feet of the westerly 97.5 feet of Lot No. 382 on the Map of McGavock, Wetmore and Other's 2nd Addition to Nashville, called the "Town of McGavock", as of record in Book 21, page 41, Register's Office for said County, and described according to a survey and plat by Norris Hickerson, Surveyor, August 20, 1949, as follows:
Beginning at a point 107 feet westerly of the west margin of 17th Avenue North, running thence with the southerly margin of Cockrill Street N 52 deg. E 34.5 feet to a point; then S. 39 deg. E 75 feet to a point in the northerly margin of an alley, said point being 97.5 feet easterly of a 16-foot alley, running thence with northerly margin of alley, S 52 deg. W 34.5 feet to a point, running thence N. 38 deg. W 75 feet to a point of beginning.

Being the same property conveyed to Gerald Born by deed from SouthTrust Bank kna Wachovia Bank, N. A. of record in Instrument 200511010131731 on 09/28/2005 and filed for record on 11/01/2005, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as **1705 Cockrill Street, Nashville, TN 37208**
(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 **19th** day of **February, 2008.**

Gerald Born

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Gerald Born the within named Seller(s) 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, at office, this **February 19, 2008**

Notary Public

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
MARCH 9, 2010