WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/08 10:03 2 pgs
Fees:13.00 Taxes:148.00

20080829-0088833

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF August, 2008

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Clouse c/o W. C. Company (NAME)	Same as New Owner (NAME)	04309023500
1511 Dickerson Rd. ~~407 Bixler Avenue~~ (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 ~~Madison, TN 37115~~ (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, Syble Case

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

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 part of the northerly parts of Lots Nos. 35 and 36 of Block "B" on the Map of Woodlawn Estates, as of record in Book 843, Page 82 in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Bixler Avenue at the corner of Lot Nos. 36 and 37; thence with the line between said lots and along the line of Lots 35 and 38, west 125 feet to a point; thence south 70 feet to a point; thence east 119.7 feet to the west margin of Bixler Avenue, said point being 95.5 feet north of the north margin of Duling Avenue; thence with the margin of Bixler Avenue, north 70 feet to the point of beginning.

Being the same property conveyed to John A. Pointer and wife, Rohbell B. Pointer by Warranty Deed from Leonard Davidson and wife, Olga Williamson Davidson recorded in Book 2445, Page 355, Register's Office for Davidson County, Tennessee. The said John A. Pointer having since died on November 29, 1996. The said Rohbell B. Pointer having since died on April 26, 2008 leaving Syble A. Case as her only heir-at-law. The said Rohbell B. Pointer is the same person as Rohbell L. Pointer and/or Rohbell Pointer.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Woodlawn Estates, Blk. "B" of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 407 Bixler Avenue, Madison, TN 37115
(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 26th day of August 2008

Syble Case
Syble Case

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Syble Case

the 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 and official seal at Madison, Tennessee, this 26th day of August, 2008.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public