Davidson County DEEDWARR
Recvd: 10/29/08 15:22 2 pgs
Fees:13.00 Taxes:277.50
20081029-0108097

WARRANTY DEED

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 2008

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

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
Wayne Davis (NAME)	Steve Lambert (NAME)	06012005100
106 Hart Lane (ADDRESS)	2016 Paula Drive (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, Pearl J. Carver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Davis and Ricky Scott as Tenants in Common WITHOUT the right of survivorship, a one-half interest each

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:

A certain tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee described according to a survey made by George W. Watkins, Surveyor, March 14, 1950, as follows:

Beginning at an iron pin in the easterly margin of Dickerson Pike, 325 feet north of the northwest corner of the property conveyed to T.C. Reeves, Jr. and wife, by deed from Lucile Smith, of record in Book 1511, Page 173, Register's Office for said County; thence with the easterly margin of said Pike, north 12 degrees 10' east 72.8 feet to the center of R.W. Monument and a stone wall; thence with said wall, south 86 degrees 30' east 192 feet to a point; thence south 12 degrees 10' west 84 feet to an iron pin; thence north 83 degrees 15' west 190 feet to an iron pin in the easterly margin of Dickerson Pike, the point of beginning, containing 0.34 of an acre, more or less.

Being the same property conveyed on April 29, 1986 to Pearl J. Carver, a single person by Quitclaim Deed from William H. Carver, a single person of record in Book 6846, Page 77, Register's Office for Davidson County, Tennessee. Durable and General Power of Attorney appointing Sandra Ann Felts as Attorney-in-Fact executed by Pearl Carver and recorded as Instrument No. 20080620-0063784 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF DICKERSON ROAD (PIKE) AND FUTHER SUBJECT to Agreement for Dedication of Easement in favor of Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 4017, Page ~~CONTINUED~~ 412 in the Register's Office for Davidson County, Tennessee.

unimproved ( ) property, known as 2921 Dickerson Pike, Nashville, TN 37207
This is improved (X) property, known as (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 24th day of October, 2008

Pearl J. Carver

Pearl J. Carver

By: Sandra Ann Felts, Attorney-in-Fact

Sandra Ann Felts, Attorney-in-Fact

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 Pearl J. Carver

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 24th day of October, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2008, before me personally appeared Sandra Ann Felts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Pearl J. Carver and acknowledged that she executed the same as the free act and deed of Pearl J. Carver.
Witness my hand and official seal at office at Madison, Tennessee this 24th day of October, 2008.

3-20-10
My Commission Expires

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY