WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/09 11:00 2 pgs
Fees:13.00 Taxes:166.50

20090310-0021502

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 2009

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(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
Myers E. Brown (NAME)	SAME AS NEW OWNER (NAME)	TAX ID NO.
516 ~~510~~ Keeton Avenue (ADDRESS)	(ADDRESS)	04300001001
Old Hickory, TN 37138 (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, Lois Sharp Abel and spouse, Max L. Abel

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

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 4th Civil District of Davidson County, Tennessee, described according to a survey made by John R. Alley, November 6, 1964, as follows:

Beginning at a point on the southerly margin of Keaton Avenue, said point being south 47 deg. 47' east 286.3 feet from the intersection of said Keaton Avenue and a point in the eastern boundary line of the property conveyed to Walter W. Gardner and wife, by deed from Tom Williams and wife, of record in Book 1714, Page 174, Register's Office for said County; thence south 49 deg. 03' west 198.5 feet; thence south 47 deg. 47' east 70 feet to the corner of E. Brown and Leck Kyle property; thence with the western boundary line of the said Kyle Tract, north 51 deg. 51' east 200 feet to the southerly margin of Keaton Avenue; thence with the same, north 47 deg. 47' west 80 feet to the beginning.

Being the same property conveyed to James K. Sharp, Sr., and wife, Lois Sharp by Warranty Deed dated January 14, 1974 from E. D. Williams and wife, Mary R. Williams of record in Book 4780, Page 446, Register's Office for Davidson County, Tennessee. The said James K. Sharp, Sr., having since died.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009, A LIEN, BUT NOT YET DUE, AND FURTHER SUBJECT TO ANY MATTERS SET FORTH ON THE SURVEY BY JOHN R. ALLEY, DATED NOVEMBER 6, 1964.

unimproved ( )
This is improved (X) property, known as 510 Keeton Avenue, Old Hickory, TN 37138
(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 our hand this _____ day of March, 2009

Lois Sharp Abel
Lois Sharp Abel

Max L. Abel
Max L. Abel

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 Lois Sharp Abel and spouse, Max L. Abel

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 9th day of March 2009.

Commission expires 3-20-10

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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