WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans: T20090073878 DEEDWARR
Recvd: 10/30/09 10:47 2 pgs
Fees: 13.00 Taxes: 525.40
20091030-0100257

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice Kelly	Fifth Third Mortgage	Map 114
(NAME) 7638 Old Charlotte Pike	(NAME) 5050 Kingsley Drive	Parcel 7
(ADDRESS) Nashville, TN 37209	(ADDRESS) Cincinnati, OH 45263	
(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, I, **LESLIE ALLEN CRAFT, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALICE KELLY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land in the 8th Civil District of said County described as follows:

Tract No. 1: BEGINNING at a stake in the center of Charlotte Turnpike, said stake being 112 feet from the southeast corner of the Wilson Fisk property, and beginning at the southeast corner of the tract of land known as the white house tract devised under the will of E. B. Fisk to Vernon Fisk, running thence with the center line of said Pike North 71° 35' east, 150 feet to a point in the center of Charlotte Turnpike; said point common to the lower southwest corner of the E. B. Fisk Home Place; thence north 14° 00' West common to the lower West boundary line of the said home place, 210 feet to an inner corner of same; thence south 71° 35' west 150 feet to a stake, Vernon Fisk's corner; thence South 14° 00' East 210 feet along the East boundary line of the Vernon Fisk white house property and parallel with the easterly margin of this tract to the point of beginning, containing .72 acres, more or less, and known as the E. B. Fisk store tract.

Tract No. 2: BEGINNING in the center of Charlotte Turnpike at the southwest corner of the property conveyed to H. L. Craft and wife, by deed of record in Book 1383, page 496, Register's Office for said County, and running thence with the westerly line of said tract northwardly 210 feet to a point which is the northeast corner of the 1-1/4 acre tract; thence northwardly 338 feet to a point 157 feet east of the northeast corner of the Wilson Fisk tract; thence westwardly 157 feet to the northeast corner of the Wilson Fisk Tract; thence common to the east boundary line of said Wilson Fisk property, and the meanders thereof, two courses as follows: South 1° 10' East 386 feet; thence South 14° 00' East, 16 feet to the northwest corner of the E. B. Fisk Estate (0. F. Hicks's) 1-1/4 acre tract; thence north 71° 35' east 262 feet to the northeast corner of the same; thence south 14° 00' east, common to the east boundary line of the said 1-1/4 acre tract of land, 210 feet to the point of beginning.

Being the same property conveyed to Leslie Allen Craft by deed dated July 14, 1977 from Frank H. Fisk and wife, Evelyn J. Fisk, of record in Book 5192, page 619, said Register's Office.

Included in the above described real property is a year 2000 manufactured home located on said land, Serial Numbers DSEAL14065A and DSEAL14065B, manufactured by Southern Energy, Model DSE, the same being permanently affixed to the realty, and intended to constitute an improvement to real property, and not an item of personal property.

Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2009 real property taxes; and (b) easement of record in Book 5575, page 528, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7638 Old Charlotte Pike, Nashville, Tennessee 37209

(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 29th day of October, 2009.

Leslie Allen Craft

Leslie Allen Craft

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 Leslie Allen Craft, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2009.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public