# WARRANTY DEED

BOOK 11423 PG. 459

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Box 5

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00

Jacqueline Perdue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 1999.

Notary Public

MY COMMISSION EXPIRES: 11-25-2000

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jacqueline Perdue, unmarried** (NAME) | SAME (NAME) | **60-16** |
| **2720 Bullock Avenue** (STREET ADDRESS/ROUTE NUMBER) | (STREET ADDRESS) | **328.00** |
| **Nashville, TN 37207** (CITY/STATE/ZIP) | (CITY/STATE/ZIP) | |

FOR AND IN 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,

**Bruce Bodor and Janette Bodor, Trustees of The BLMS Trust**

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

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:

05711717

INSTRUMENT NUMBER REFERENCE

99 APR -8 AM 10:55

CLERK OF THE REGISTER
DAVIDSON COUNTY, TN

9706 04/08 0101 03CHECK 64.96

See Attached Legal Description

Subject to the following: easements, setback lines and restrictions of record in Book 8250, page 617, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations and rights for public utilities; taxes for 1999 have been prorated as of date of deed and assumed by Grantee.

This is unimproved ( X )
improved ( ) property, known as 2720 Bullock Avenue (House Number/Street) Nashville TN (City/Town) (State) 37207 (Postal Code)

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 7th day of April, 19 99

BLMS Trust by [signature],
THE BLMS TRUST, By: Bruce Bodor, Trustee

[signature],
Janette Bodor, Trustee, By: Bruce Bodor, Attorney-in-fact (pursuant to POA of record in Book 9728, page 482, RODC, TN)

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11423 PG. 460

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bruce Bodor, Trustee of The BLMS Trust, individually and as Attorney-in-fact for Janette Bodor, Trustee of the BLMS Trust,** the bargainor(s), 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, TN**, this **7th day of April, 1999**.

Notary Public

Commission Expires:

11/25/2000

The following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

A parcel of land in the fourth Councilman's District of Davidson County, Tennessee, and described as follows:

According to a survey by Caldwell Engineering and Surveying dated September 20, 1995, and being Job #95-25:

Being Lot Number 8 of Meadow Valley Estates as recorded in August 16, 1996, in Plat Book 8250, Page 617, fronting 50 feet on the South side of Bullock Avenue, being 344.43 feet on the West property line, 345.51 feet on the East property line, and measuring 50.01 feet on the South property line, containing 17,248 square feet.

Who's street address is: 2720 Bullock Ave., Nashville, TN 37207.
Map/Par: 060-16-0-328.00.

BEING the same property conveyed to The Jones/Bullock #8 Trust, a Tennessee Trust, by Quitclaim Deed from The Jones Avenue Land Trust, a Tennessee Trust, Wayne Stevens and Bruce Bodor, Trustees, dated December 12, 1997, recorded December 13, 1997, of record in Book 10727, page 318, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to the Grantor herein by Quitclaim Deed recorded herewith in Book 11423, page 457, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11423** PG. **462**

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

05717117

INDEXING REFERENCE

99 APR -8 AM 10:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 13500.00 |
| CON TX | 49.96 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 64.96 |
| CHECK | 64.96 |

04/08/99 01 10:58 0001 9706

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1448717