WARRANTY DEED

Instr:200002080012909 Page: 1 OF 2
REC'D FOR REC 02/08/2000 11:31:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $316.35

BL-TENN-99-0529.PFD

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 2000.

Notary Public

MY COMMISSION EXPIRES: 1/19/2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPAREED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lanardo K. Beverly and Carol D. Beverly	FT Mortgage Companies D/B/A/	Map 105-5
(NAME)	(NAME)	
1026 Wade Ave.	10741 King William Drive	Parcel 105
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Dallas, TX 75220	
(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, Alfonso B. Patton and Kathryn Patton HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lanardo K. Beverly and Carol D. Beverly 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:

Being Lot No. 18 of Block 8 on the Plan of A.V. Jones, resubdivision of certain blocks of Jones and Dudley's Addition, as of record in Book 57, Page 147, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the north side of Wade Street, formerly Wallace Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Alfonso B. Patton and wife, Kathryn Patton by Deed from Carr A. Treherne and wife, Thelma M. Treherne of record in Book 5845, Page 200, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, know as 1026 Wade Ave., Nashville, Tennessee 37203
(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/our hand(s) this 7th day of January, 2000.

Alfonso B. Patton

Kathryn M. Patton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary Frances Rudy, a Notary Public in and for said County and State, the within named Alfonso B. Patton and Kathryn Patton the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 7th day of January, 2000.

My Commission Expires 9/28/2002

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 7th day of January, 2000.

My Commission Expires _____

_____
Notary Public

RETURN TO:
Rudy Title & Escrow
224 Old Hickory Blvd., Ste. C
Nashville, TN 37221

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

- ☐ 100 Hazel Path, Suite A
  Hendersonville, Tennessee 37075
- ☐ 111 W. College Street
  Murfreesboro, Tennessee 37130
- ☐ 2000 Glen Echo Road, Suite 209
  Nashville, Tennessee 37215
- ☐ 4733 Andrew Jackson Parkway, Suite 1-C
  Hermitage, Tennessee 37076
- ☐ 224 Old Hickory Boulevard, Suite B
  Nashville, Tennessee 37221
- ☐ 1770 Kirby Parkway, Suite 207
  Forum Building III
  Memphis, Tennessee 38138