B04 1

WARRANTY DEED



Instr:200002290019725 Page: 1 OF 2
REC'D FOR REC 02/29/2000 1:30:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $22.20

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$6,000.00**

Tara Beck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF FEBRUARY, 2000**.

Lindy B. Parker
Notary Public

MY COMMISSION EXPIRES: February 2, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Bradley Sr.	Owner	**93-16-145**
(NAME)	(NAME)	
96 Lewis Street	1217 2nd Ave. S.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, **Jamie Page**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM C. BRADLEY, SR., 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:

TRACT ONE:
Land in Davidson County, Tennessee, beginning at the southerly 30 feet of Lot No. 154 on the Plan of Maury & Claiborne's Addition to South Nashville, of record in Book 21, Page 84 and 85, said Register's Office

Said part of said lot fronts 30 feet on the westerly side of Lewis Street and runs back between parallel lines 165 feet to an alley.

TRACT TWO:
Being the southerly 8 ½ feet of Lot No. 151, all of Lot Nos. 152 and 153 and the northerly 5 feet of Lot No. 154 in the Maury & Claiborne's Addition to Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, described together according to a survey made by James H. Zeigler, Surveyor, dated September 6, 1978, as follows:

BEGINNING at a point in the west side of Lewis Street, said beginning point being the northeast corner of a tract conveyed to Ronald Grant by deed from Evans Seay and wife, Alberta Seay, dated October 1, 1976, of record in Book 5074, Page 213, Register's Office for Davidson County, Tennessee,; running thence easterly along the southerly margin of Lewis Street 83.5 feet to the northwest corner of a tract of land conveyed to Richard Chrismon, Sr., by Mary Louise Davis and others, dated January 27, 1960, of record in Book 3028, Page 571, Register's Office for Davidson County, Tennessee, running thence westerly along Chrismon's north line 165 feet to an alley, said point being Chrismon's northwest corner, running thence northerly along the easterly margin of said alley, 83.5 feet to a point, said point being the southwest corner of said Ronald Grant Tract; thence along Ronald Grant's southerly margin a distance of 165 feet to the oint of beginning.

Said property being Parcel No. 145, 146 and 147 of Tax Map 93-16, Nashville, Davidson county, Tennessee and being part of Lot Nos. 151 and 154 and Lot Nos. 152 and 153 in total of Maury and Claiborne's Addition to South Nashville, Book 21, Page 84, said Register's Office.

Being the same property conveyed to Jamie Page by deed of record in Book 10487, Page 617, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved property, known as **96 Lewis Street, Nashville, TN 37210**
(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 **25th day of February, 2000**.

Jamie Page

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 Jamie Page the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **25th day of February, 2000.**

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE