WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 56,544.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF March 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/00
(AFFIX SEAL)

Instr:200003130025742 Page: 1 OF 2
REC'D FOR REC 03/13/2000 3:21:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $209.21

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivy N. Bell (NAME)	SOUTHEASTERN MORTGAGE (NAME)	MAP 72-13
1009 West McKennie Avenue (ADDRESS)	115 29th Avenue, South (ADDRESS)	PARCEL 361
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, LaSaundra M. Williams Garrett and husband, Fredrick Garrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ivy N. Bell, Married

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:

Land in Davidson County, Tennessee, being Lot No. 6 of a Re-Subdivision of Lots 37, 38, and the easterly 25 feet of Lot 36, on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision (as of record in Book 843, Page 79, said Register's Office); said Lot No. 6 being described according to a survey made by John B. Kohl, III, dated August 26, 1980, as follows:

Said Lot No. 6 fronts 50 feet on the northerly margin of West McKinnie Avenue and extends back between parallel lines, with the westerly margin of Emmitt Avenue, 140 feet to a dead line.

Being the same property conveyed to LaSaundra M. Williams, a single person by deed from Linda M. Armstrong, a single person, of record in Book 9303, Page 298, Register's Office for Davidson County, Tennesee. LaSaundra M. Williams having since married and is now known as LaSaundra M. Williams Garrett.

Fredrick Garrett joins in this conveyance for the purpose of conveying all right, title, and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 1009 West McKennie Avenue, Nashville, TN 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 our hand s this 10th day of March 2000

LaSaundra M. Williams Garrett 3/10/00
LaSaundra M. Williams Garrett

Fredrick Garrett
Fredrick Garrett

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 LaSaundra M. Williams Garrett and husband, Fredrick Garrett

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 Goodlettsville, Tennessee, this 10th day of March, 2000

Commission expires 3/23/02.

Notary Public

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