WARRANTY DEED

Instr:200004190039007 Page: 1 OF 2
REC'D FOR REC 04/19/2000 8:15:12AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $66.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00

Charles Bandy
Affiant

Subscribed and sworn to before me on this 18TH day of April, 2000.

Ellen S. McDaniel
Notary Public

My Commission Expires: November 29, 2003

This Instrument Was Prepared By:

Fred C. Dance
238 Public Square
Franklin, Tennessee 37064

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Charles J. Bandy	SAME	Map No.81-15 Parcel No. 131
Nashville, Tennessee		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Wanda Mae Nickens, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Charles J. Bandy, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 65 fronts 50 feet on the southerly side of Formosa Street and runs back between parallel lines 150 feet to an alley.

The above described property was conveyed to Sammie E. Murrell, now Sammie E. Murrell Porter Steele by deed from Len Dawson and Wife.

Being the same property conveyed to Chester T. Summers unmarried by deed from Sammie E. Murrell Porter Steele and Husband, William Steele. Of record in 5897 Book, Page 128, Register's office for Davidson County, Tennessee, the said Chester T. Summers having since died. The Will of Chester T. Summers of record in Will Book 231, Page 64, Davidson County Probate Court Clerk's Office devised the subject property to Wanda Mae Nickens. Also being the same property described in the Affidavit of Heirship of record as Instrument No. 200001210007171, Register's Office for said County.

This is improved property known as 1915 Formosa Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind her heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the purpose herein described.

WITNESS our hands this 18 day of April, 2000.

GRANTOR:
Wanda Mae Nickens
Wanda Mae Nickens

Personally appeared before me, Wanda Mae Nickens, with whom I am personally acquainted, and who acknowledges that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 18TH day of April, 2000.

Commission expires November 29, 2003

Ellen S. McDaniel
Notary Public

