STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$59,900.00**

Ralph M. Linton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: June 4, 2002.

(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 3918 Dickerson Road, Suite 107, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph M. Linton	SAME AS ADDRESSEE	**072-13-0-235.00**
(NAME) 976 Strouse Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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,

JAMES E. BLUNKALL D/B/A J & B INVESTMENT PROPERTIES

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

RALPH M. LINTON

, 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. 198 on the Plan of Trevecca Subdivision of Renraw as of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 198 fronts 50 feet 2 inches on the southerly side of Strouse Avenue and runs back between parallel lines 199.4 feet on the westerly line and 195.2 feet on the easterly line to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to James E. Blunkall d/b/a J & B Invesment Properties by deed from Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of the Woodroof Family Trust, dated October 21, 1999 and filed for record in Book 11741, page 219, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 976 Strouse Ave., Nashville, TN 37206
(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 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.

Instr:200005110047894 Page: 1 OF 2
REC'D FOR REC 05/11/2000 3:03:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $221.63

Witness our hands this 27th day of April, 2000.

James E. Blunkall d/b/a J & B Investment Properties
By:

James E. Blunkall,

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joseph K. Gregory, a Notary Public in and for said County and State, personally appeared James E. Blunkall with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the owner of the James E. Blunkall d/b/a J & B Investment Properties, the within-named bargain, and corporation, and that they as such and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James E. Blunkall as such owner, and attesting the same by the said as such.

Witness my hand and official seal at Nashville , Tennessee this 27th day of April, 2000

Commission expires: June 4, 2002

Joseph K. Gregory Notary Public

