WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

X Albert R Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES:. 3/23/02

(AFFIX SEAL)

TRACEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076

Instr:200005150048580 Page: 1 OF 2
REC'D FOR REC 05/15/2000 11:11:41AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $255.30

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert R. Smith	Franklin American Mortgage Company	MAP 72
(NAME) 1527 Straightway Avenue	(NAME) 501 Corporate Centre Dr.	PARCEL 153
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	GROUP 14-0
(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, **JAGR PROPERTIES, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALBERT R. SMITH, AN UNMARRIED MAN AND LAKISHA W. DENHAM, AN UNMARRIED WOMAN

, 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. 3 on the Map of G.A. Pickup's Addition of part of Lots 32 and 33, Brownsville, as of record in Plat Book 974, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Said Lot No 3 fronts 50 feet on the Northerly side of Straightway Avenue and runs bavk between parallel lines with the westerly margin of North 16th Street, 150 feet to the southerly line of Lot No. 8.

Being the same property conveyed to JAGR Properties, Inc. by deed from * of record in Deed Book 10974, page 20, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 1527 Straightway Avenue, 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 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 hands this 28th day of April, 2000.

JAGR Properties, Inc.

By: Grover Robertson, President by
Sharon Sherrill Assistant Secretary

Attest: in fact.

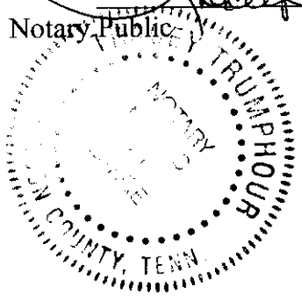
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sharon Sherrill with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Secretary of JAGR Properties, Inc. the within named bargainer, a corporation, and that, Sharon Sherrill as such Assistant Secretary, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Sharon Sherrill as such Assistant Secretary.

Witness my hand and official seal this 28th day of April, 2000.

My Commission Expires: 3/23/02

Notary Public



File Number200004017
RETURN TO:
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076