247.80 (1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Instr:200005300052912 Page: 1 OF 2
REC'D FOR REC 05/30/2000 8:17:35AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $236.80

THIS INSTRUMENT WAS PREPARED BY
Allison Title Comany, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Buford	Michael Buford	093-13-0/301.00
(NAME)	(NAME)	
1218 Hawkins Street	1218 Hawkins Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tenenssee 37203	Nashville, TN 37203	
(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,

Willie Mai Fragier

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

Michael Buford, unmarried and Tina R. Brown, unmarried

, 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. 1 on the Plan of EdgeHill Estates, Section 74, as of record in Book 4470, page 8, Register's Office for said County.

Beginning at a monument in the northerly margin of Hawkins Street, at the southwesterly corner of the lot herein described; thence leaving said Street, North 09 degrees 19 minutes east, 205 feet to an iron pin in the southerly margin of Alley No. 423; thence with the margin of said alley, South 82 degrees 08 minutes East, East, 34.62 feet to an iron pin in the beginning of a curve; thence around said curve, southeasterly 23.94 feet to an iron pin in the westerly margin of 13th Avenue South; thence with the same South 09 degrees 19 minutes West 179.12 feet to a monument in the beginning of a curve; thence around said curve; southwesterly 30.91 feet to an iron pin in the northerly margin of Hawkins Street; thence with the same North 82 degrees 08 minutes West 30.50 to the point of beginning.

Being the same property conveyed to Rhodell Arthur Fragier and wife, Willie Mai Fragier, by deed from Charles J. McGlother and wife, Josephine McGlother, as of record in Book 4842, page 558, Register's Office for Davidson County, Tennessee. The said Rhodell Arthur Fragier died January 18, 1987 leaving the property vested solely to Willie Mai Fragier

unimproved ☐
This is improved ☒ property, known as 1218 Hawkins Street, Nashville, TN 37203
(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 24th day of May, 2000.

Willie Mae Fragier
Willie Mae Fragier

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 Willie Mae Fragier the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of May, 2000.

Commission expires: October 25, 2003

Henry R. Allison, III
Notary Public

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.