(1)

294.15
1.50
30.15

WARRANTY DEED

Allison Title Company
116 Wilson Pike Cir. Ste 206
Brentwood, TN 37027
Phone (615) 376-0566
Fax (615) 376-0568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Rick Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2000.

Judith C. Jacob
Notary Public

MY COMMISSION EXPIRES: ~~October 25, 2003~~ 5/28/00
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Walker	Rick Walker	094-01-01/382.000
(NAME)	(NAME)	
1520 Long Avenue	1520 Long Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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,

Ronnie S. Kelly

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

Rick Walker

, 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. 211 on the Map of the Edgefield Land Company First subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 211 fronts 65 feet on the southerly side of Long Avenue and runs back between parallel lines, with the westerly margin of 16th Street, 150 feet to an alley.

Being the same property conveyed to Ronnie S. Kelly by deed from William I. Beaty and wife, Dorothy D. Beaty, dated September 29, 1999 and filed for record in Book 11688, page 919, Register's Office for Davidson County, Tennessee.

Instr:200006070056882 Page: 1 OF 2
REC'D FOR REC 06/07/2000 11:10:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $294.15

unimproved ☐
This is improved ☒ property, known as 1520 Long 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 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 26th day of May, 2000.

Ronnie S. Kelly

Wanda Williams

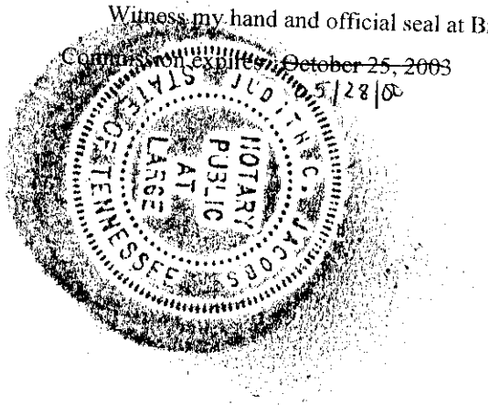
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Ronnie Kelly & Wanda Williams individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of May, 2000.

Commission expires: ~~October 25, 2003~~ 5/28/03



~~Henry R. Allison, III~~
Judith C. Jacobs

Notary Public