Book

WARRANTY DEED

Instr:20000626006314 Page: 1 OF 2
REC'D FOR REC 06/26/2000 11:07:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $66.60

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$18,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF JUNE, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nearside Profit Sharing Plan, A Trust	Owner	**71-15-30**
(NAME) **1326 Meridian Street**	(NAME) P.O. Box 3147	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Brentwood, TN 37024	
(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, **Jimmy Ray Martin and Neal Wayne Martin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nearside Profit Sharing Plan, A Trust**, 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. 54 on the Map of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for said County. Said lot No. 54 fronts 55 feet on the westerly side of Meridian Street and runs back between parallel lines, with the northerly margin of Lucile Street, 140 feet to an alley.

Being the same property conveyed to Jimmy Ray Martin & Neal Wayne Martin by deed of record in Book 10969, Page 33, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **1326 Meridian Street, Nashville, TN 37207**

(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 **23rd day of June, 2000**.

Jimmy Ray Martin

Neal Wayne Martin

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 Jimmy Ray Martin and Neal Wayne Martin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 23rd day of June, 2000.

Commission expires: 2/18/01

Notary Public

NOTARY PUBLIC AT LARGE HERFORD COUNTY, TENN