WARRANTY DEED

Instr:200006290064505 Page: 1 OF 2
REC'D FOR REC 06/29/2000 8:21:01AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $166.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF APRIL, 1999.

Notary Public

MY COMMISSION EXPIRES: May 28, 2000.
(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
Jesse Betty	Jesse Betty	081-16-0-85.00
(NAME) Same	(NAME) 1517 12th Avenue N	
(ADDRESS)	(ADDRESS) Nashville, TN	
(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,

Kenzie Page

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

Jesse Betty and Shirley Betty

, 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 part of Scott's five acre tract as shown on the plan of D. J. McGavock and Others Addition as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at a point in the westerly margin of 12th Avenue North, at the SW corner of the lot owned by ~~Maggie~~ E. Cunningham and Mary A. Brown; thence with their south line, westerly 154 feet to the easterly margin of an alley; thence with the margin of said alley, southerly 26 feet to a point; thence easterly 154 feet to the westerly margin of 12th Avenue North; thence with the margin of same, northerly 27 feet to the point of beginning.

Being the same property conveyed to KEnzie Page by deed from Howard E. Walker, dated January 3, 2000 and filed for record as Instrument NO. 200001030000176, Register's Office for Davidson County, Tennessee.
NONE

unimproved ☐
This is improved ☒ property, known as 1517 12th Avenue N, Nashville, TN
(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 20th day of April, 1999.

Kenzie Page

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Kenzie Page with whom I am personally acquainted or proved to me satisfactory evidence that he executed the within instrument for the purposes *

Witness my hand and official seal at Brentwood, Tennessee this 20th day of April, 2000.

Commission expires: May 28, 2000

Judith C. Jacobs Notary Public

*therein contained.