prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214
TNT15463

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2000.

My commission expires: _____ Notary Public

GIB VAN DER HEIDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

WARRANTY DEED

Instr:200007070067501 Page: 1 OF 2
REC'D FOR REC 07/07/2000 1:16:47PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $259.00

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
1460 SNELL BLVD NASHVILLE, TN 37218	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 080-11-0/004.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

ALVIRDA A. JACKSON, A SINGLE WOMAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

MICKEY AVERY, A SINGLE MAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LOT 364 ON THE PLAN OF BORDEAUX HILLS, SECTION 2, OF RECORDED IN PLAN BOOK 3600, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON; FRONTING 52.0 FEET ON THE SOUTHWESTERLY MARGIN OF SNELL BLVD AND EXTENDS BACK 138.8 FEET ON THE NORTHWESTERLY LINE AND 145.0 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 67.67 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ALVIRDA A. JACKSON, BY DEED FROM PAUL WILLIAM HUDGINS AND WIFE, SHELBY JEAN HUDGINS, DATED DECEMBER 5, 1975, AND RECORDED DECEMBER 9, 1975 IN BOOK 4977, PAGE 664, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1460 SNELL BLVD, NASHVILLE, TN 37218

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16th day of June, 2000.

Alvirda A. Jackson

State of Tennessee
County of Davidson

On this 16th day of June, 2000, before me personally appeared Alvirda A. Jackson to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires July 26, 2001

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.