WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/19/00 12:11 2pgs
Fees:11.00 Taxes:925.00

20000919-0093113

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alphonse H. Davis	Alphonse H. Davis	MAP 130-3
(NAME) 617 ~~West~~ Westview Avenue	(NAME) 617 Westview Avenue	PARCEL 50
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	BM-2880
(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, Mary Louise W. Spencer, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alphonse H. Davis, 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 the 7th, formerly the 10th Civil District of Davidson County, Tennessee, being parts of lots Nos. 19 and 20 of Block 11 and part of an unnumbered lot immediately north of Lot No. 19 on the Plan of the re-subdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County, described as follows:

Beginning on the easterly margin of West View Avenue at a point 100 feet north of the northwest corner of Lot No. 1 of Block 17 thence with the easterly margin of said Avenue northwardly 100 feet; thence at right angles, eastwardly 200 feet; thence at right angles southwardly 100 feet; thence at right angles westwardly 200 feet to the beginning.

Being the same property conveyed to Harry C. Spencer and wife, Mary Louise W. Spencer by Warranty Deed from O. Lawrence Dortch and wife, Margaret A. Dortch of record in Book 2101, Page 31, Register's Office for Davidson County, Tennessee. The said Harry C. Spencer having since died and the said Mary W. Louise W. Spencer now being a widow.

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

unimproved ☐
This is improved ☒ property, known as 610 Westview Avenue, Nashville, TN 37205
(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 15th day of September, 2000.

Mary Louise W. Spencer
Mary Louise W. Spencer

0086812 15-Sep-00 02:15P

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 Mary Louise W. Spencer, the bargainor, 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 this 15th day of September, 2000.

My Commission Expires: 7/24/02

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number300009158
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027