FILE BOX 4!

Davidson County DEEDWARR
Recvd: 12/05/00 15:48 2pgs
Fees:11.00 Taxes:293.78

20001205-0119793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,400.00

Sharon Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2000.

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Gadsden Jr.	Mortgage Investors Group	149-2B-98CO
(NAME) 950 Strand Fleet Drive	(NAME) 8320 E. Walker Springs Lane	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Knoxville, TN 37923	
(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,

MICHELLE M. DIEDRICH, NOW KNOWN AS MICHELLE M. BRETEY, MARRIED,

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

JAMES S. GADSDEN JR.,

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. 194-A on the Plan of Zone Lot Division of lots 187 thru 191, and 193 thru 195, Piccadilly Square, Phase 2, of record in Book 6900, page 106, Register's Office for said County, to which reference is made for a more complete description.
Book 6250, page 93, and amended in
Being the same property conveyed to Michelle M. Diedrich, unmarried by deed from Linda J. McCreary, unmarried of record in Book 11376, page 79, Register's Office for Davidson County, Tennessee. Said Michelle M. Diedrich having since married and now being known as Michelle M. Bretey.

Paul Christopher Bretey joins in this conveyance to relinquish any rights he may have in and to the property herein described by virtue of marriage to Michelle M. Bretey.

This instrument is executed on behalf of Paul Christopher Bretey by Michelle M. Bretey as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 950 Strand Fleet Drive, Nashville, TN 37013
(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 1st day of December, 2000.

Michelle M. Bretey
Michelle M. Bretey

Paul Christopher Bretey
by Michelle M. Bretey
attorney in fact

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 Michelle M. Bretey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of December, 2000

Commission expires: 5/28/03

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Sharon L. Riney
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michelle M. Bretey, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Paul Christopher Bretey, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Paul Christopher Bretey. WITNESS my hand and Notarial Seal this 1st day of December, 2000.

Sharon L. Riney
Notary Public

My Commission Expires
5/28/03

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN