Box 5
Chu

Davidson County DEEDWARR
Recvd: 12/18/00 15:15 2pgs
Fees:11.00 Taxes:1202.50

20001218-0124058

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES:. 7-28-2001

(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
Henry Walker		105-10-229
(NAME)	(NAME)	
744 Benton Avenue	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	,	
(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,

DENISE R. BAREFIELD-PENDLETON, A SINGLE PERSON,

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

HENRY M. WALKER,

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 Nos. 1 and 2 on the Plan of S.C. Cadlwell's Roycroft Addition, as of record in Book 332, page 37, Register's Office for Davidson County, Tennessee.

Said Nos. 1 and 2 front together 100 feet on the northerly side of Benton Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Denise R. Barefield-Pendleton, an unmarried person, by deed from Allen Fields Ramsaur and wife, Jimmie Lynn Ramsaur, of record in Book 9102, page 507, Register's Officer for Davidson County, Tennessee.

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 744 Benton Avenue, Nashville, TN 37204

(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. 13th day of December, 2000.

Denise R. Barefield-Pendleton

STATE OF ALABAMA:

COUNTY OF JEFFERSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise R. Barefield-Pendleton, 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 Birmingham, Alabama, Tennessee this 13th day of December, 2000.

Commission expires:

11-04-03

Notary Public

