Davidson County DEEDWARR
Recvd: 01/02/01 10:53 2pgs
Fees:11.00 Taxes:300.44

20010102-0000296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,200.00

Amanda J Jordan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2000.

NOTARY PUBLIC AT LARGE BRENTWOOD WILLIAMSON COUNTY TENNESSEE

Brenda D Lehman
Notary Public

MY COMMISSION EXPIRES: 3/10/2003

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin F. Brown	Union Planters Bank, N.A.	61-16-296
(NAME)	(NAME)	
1326 Ardee Avenue	2019 Richard Jones Road, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(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,

JANIE M. BOONE, UNMARRIED

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

KEVIN F. BROWN, AN UNMARRIED PERSON

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 the easterly part of Lot No. 41 and the westerly 10 feet of Lots Nos. 42 and 43, Block "D" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated March 4, 1963, as follows: Beginning at a point in the southerly margin of Ardee Avenue, said point being 0.8 feet, more or less, easterly from the common front corner of Lots Nos. 40 and 41, thence in a southerly direction along a fence line, 140 feet, more or less, to a point in the rear line of Lot No. 41, which is 7 feet, more or less, easterly from the common rear corner of Lots Nos. 40 and 41; thence in an easterly direction along the rear line of Lot 41, and passing the southeast corner of Lot No. 41, along said line extended, 53 feet, more or less, to a point which is 10 feet easterly from said southeast corner of Lot No. 41; thence northwardly along a line 10 feet easterly from and parallel to the easterly line of Lot No. 41, a distance of 140 feet to a point in the southerly margin of Ardee Avenue; thence westwardly along said margin of Ardee Avenue, a distance of 59.2 feet, more or less, to the point of beginning.

Being the same property conveyed to John L. Boone and wife, Martha Boone by deed from Anna M. Forrester of record in Book 4097, Page 705, Register's Office for Davidson County, TN. Being the same property conveyed to John L. Boone and wife, Martha Boone, and Janie M. Boone by Quitclaim deed from John L. Boone and wife, Martha Boone of record in Book 9150, Page 643, Register's Office for Davidson County, TN. Further being the same property conveyed to Janie M. Boone by Quitclaim deed from John L. Boone and wife, Martha Boone, and Janie M. Boone, being recorded simultaneously herewith.

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 1326 Ardee Avenue, Nashville, TN 37216

(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 29th day of December, 2000.

Janie Boone
Janie M. Boone

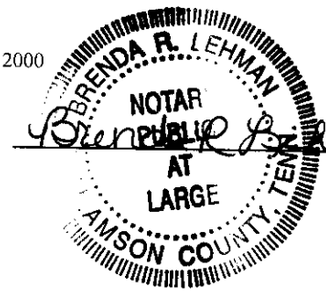
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janie M. Boone, 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 Nashville , Tennessee this 29th day of December, 2000

Commission expires: 3/10/2003



Notary Public