WARRANTY DEED

77

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

X Wayne Herndon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 2001

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 12/18/2001
(AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Herndon (NAME)	Wayne Herndon (NAME)	MAP 72-3
1126 McChesney Avenue (ADDRESS)	2109 Creighton Avenue (ADDRESS)	PARCEL 110
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37206 (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, Marcia Neiman and husband, William Neiman

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

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:

Being the easterly 50 feet of Lot No. 182 and the westerly 31 feet 8 inaches of Lot No. 183 on the map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 182 and 183 front together 81 feet 8 inches on the southerly side of McChesney Avenue, and run back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Marcia Neiman by Executrix's Quitclaim Deed from Marcia Neiman, as Executrix of the Estate of Alan John Bara, Davidson County Probate No. 97P-1442, of record in Book 11057, Page 31, Register's Office for Davidson County, Tennessee.

William Neiman joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

Marcia Neiman being one and the same person as Marcia M. Neiman.

William Neiman being one and the same person as William J. Neiman.

Davidson County DEEDWARR
Recvd: 01/05/01 12:20 2pgs
Fees:11.00 Taxes:333.00

20010105-0001766

unimproved ( )
This is improved (X) property, known as 1126 McChesney 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 our hand s this 4th day of January, 2001

X Marcia M Neiman
Marcia Neiman

X William J Neiman
William Neiman

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 Marcia Neiman and husband, William Neiman

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 4th day of January, 2001.

Commission expires 12/18/2001

Doris Coley
Notary Public

DORIS COLEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public