22

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/01 10:58 2pgs
Fees:11.00 Taxes:158.36

20010126-0007888

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF January 2001

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TEODORO SABANDO CABADING, JR. (NAME)	JEFFERSON HERITAGE MORTGAGE (NAME)	91-13-291
6014 O'BRIEN AVENUE (ADDRESS)	15435 CLAYTON RD., P.O. BOX 17 (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	BALLWIN, MO 63022-0017 (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, ESTATE OF EVELYN DORAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TEODORO SABANDO CABADING, JR., 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 Lot No. 89, on the Map of WEST NASHVILLE HEIGHTS, of record in Book 332, page 127, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED BUT EXPRESSLY EXCLUDED from this conveyance is property conveyed to the STATE OF TENNESSEE for the use and benefit of the Department of Highways and Public Works, of record in Book 3407, page 369, Register's Office for DAVIDSON County, Tennessee.

BEING part of the same property conveyed to EVELYN ELIZABETH KELLEY, by deed from Homer Campbell and wife, Loula Mai Campbell, of record in Book 1969, page 396, Register's Office for DAVIDSON County, Tennessee. The said EVELYN ELIZABETH KELLEY has since died and was known as EVELYN E. DORAND AND EVELYN DORAND at time of death. Pursuant to Order No. 00P-1231 in the Seventh Circuit Court for DAVIDSON County, Tennessee, Probate Division, it was ordered, adjudged, and decreed that PEGGY MATHES A/K/A PEGGY D. MATHES, Administrator of the ESTATE OF EVELYN DORAND, complete the sale of subject property in accordance with the Sales Contract executed by EVELYN DORAND prior to her death.

CONTINUED

This is improved (X) unimproved ( ) property, known as 6014 O'BRIEN AVENUE, NASHVILLE, TN 37209
(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 hand this 23rd day of January, 2001

ESTATE OF EVELYN DORAND
By: Peggy D. Mathes, Adm
PEGGY D. MATHES, ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____PEGGY D. MATHES_____ and _____ with whom I am personally acquainted and who upon_her_ oath(s) acknowledged _herself_ to be the _ADMINISTRATOR_ and _____ respectively of the _ESTATE OF EVELYN DORAND_ the within named bargainor, and corporation, and that _she_ as such _ADMINISTRATOR_ 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 _PEGGY D. MATHES_ as such _ADMINISTRATOR_, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _NASHVILLE, TN_ on this the _23rd_ day of _January, 2001_.

My commission expires _May 27, 2001_

I. DYKE TATUM Notary Public

*** CONTINUATION

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated December 05, 2000, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203