WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/01 10:41 2pgs
Fees:11.00 Taxes:233.10

20010129-0008468

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$63,000.00**

Becky Slocum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH** DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Duke	**C.I.T. Group**	**72-14-159**
(NAME)	(NAME)	
2416 North 16th Street	**545 Marriott Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37214**	
(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, **JOANN TUMEY, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA DUKE , A SINGLE PERSON AND JIMMY DUKE, A SINGLE PERSON AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 20 on the Map of G.A. Pickup's Addition to Nashville, of record in Book 974, Page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the easterly side of North 16th Street and extends back 113.4 feet on the northerly line and 138.1 feet on the southerly line to the L&N Railroad right-of-way, measuring 56.3 feet thereon.

Being the same property conveyed to JoAnn Tumey by deed of record in Book 10336, Page 515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2416 North 16th Street, NAshville, TN 37206**
(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 **24th day of January, 2001**.

JoAnn Tumey

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 JoAnn Tumey 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 24th day of January, 2001.

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE