WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/01 13:36 2pgs
Fees:11.00 Taxes:277.50

20010207-0012185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Frankie Sowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2001.

Judith C. Jacobs
Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankie Sowell	America's Wholesale Lender	105-03-0/118.00
(NAME)	(NAME)	
1120 2nd Avenue South	PO Box 10212	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Van Nuys, CA 91410	
(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,

Robert Gregg Poole, chief manager of Volunteer Construction Company of Nashville, LLC

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

Frankie Sowell

, 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 northerly 5 feet of Lot No. 2 and all of Lot No. 3 on the Plan of N.P. Corbitt's Addition to South Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville. Said Part of Lot no. 2 and all of Lot No. 3 front together 40 feet on the Easterly side of Second Avenue South, formerly Market Street, and run back between parallel lines 180 feet to an alley.

Being the same property conveyed Morequity, Inc. by deed from Contimortgage Corporation, dated March 14, 1997, in Book 10380, page 298, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Volunteer Construction Company of Nashville, LLC by Warranty Deed from Morequity, Inc. dated November 2, 2000 and filed for record in Instrument No. 20001108-0111219, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1120 2nd Avenue South, Nashville, TN 37203

(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.

RDP

Witness our hands this 29th day of January, 2001.

Volunteer Construction Company of Nashville, LLC

By: _____

, Robert Gregg Poole

Attest: _____

,

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The foregoing instrument was signed and acknowledged before me this 1/29/2001, by Robert Gregg Poole, Chief Manager, of Volunteer Construction Company of Nashville, LLC, on behalf of the corporation and who is authorized by Volunteer Construction Company of Nashville, LLC or by its constituent to execute the instrument on behalf of the Volunteer Construction Company, LLC.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of January, 2001.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

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Judith C. Jacobs Notary Public