Davidson County DEEDWARR
Recvd: 02/15/01 15:00 2pgs
Fees:11.00 Taxes:162.80

20010215-0014711

WARRANTY DEED

N-GMAC-01-3203

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

Subscribed and sworn to before me this 8th DAY OF February, 2001.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Mason, Jr.	GMAC Mortgage Corporation	
3203 Curtis Street (ADDRESS)	100 Witmer Road (NAME) (ADDRESS)	70-09-85
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIMBERLY DENESE MCKISSACK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES M. MASON, JR. AND JULIET W. MASON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being a tract of land in the 13th Civil District of said County and State, being part of Lot No. 61 on the Map of Bordeauxment, not of record, being a subdivision of the J.E. Curtis Lands, at Bordeaux, Tennessee, described as follows:

Beginning in the center of Curtis Avenue at the northeast corner of the property conveyed to Edward F. Tyler and wife, by deed from D.E. Arrington and wife, of record in Book 1391, Page 302, Register's Office for said County, thence with the center of Curtis Avenue south 67 deg. 30' east 16 feet and south 58 deg. 50' east 36 feet; thence southwardly 140 feet, more or less, to the northerly margin of Terrace Avenue; thence with said Avenue south 73 deg. 30' west 48 feet to the southeast corner of Tyler Property; thence with Tyler's easterly line northwardly 175 feet to the beginning.

Being the same property conveyed to Kimberly Denese McKissack by deed of record in Book 11612, Page 683, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3203 Curtis Street, Nashville, Tennessee 37218
(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 8th day of February, 2001.

Kimberly Denese McKissack

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Kimberly Denese McKissack , 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 8th day of February, 2001.

My Commission Expires: 5/8/04

LAURA SHOUN NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ and that _____ as such _____ the within named bargainor, and corporation, and _____ 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 _____.

Witness my hand and official seal at office at _____ on this the 8th day of February, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138