THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 03/01/01 12:00 2pgs
Fees:11.00 Taxes:296.00

20010301-0019099

# WARRANTY DEED

| Address of New Owner(s) as Follows: | Mortgagee: Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Thomas G. Saffell<br>510 Wesley Avenue<br>Nashville, TN 37207 | Chase Manhattan Mortgage<br>5409 Maryland Way Suite 202<br>Brentwood, TN 37027 | 19-072.07-0-323.00 |

**FOR AND IN 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,**

**Jason B. Cummins and wife, Pamela L. McManus-Cummins**

**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO**
**Thomas G. Saffell, unmarried**

**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 Number No. 1 of a portion of the resubdivision of Lots 26, 27, 28 and the east 50' of Lot 29 of Inglewood Place, in the seventh Councilmanic district of Davidson County, Tennessee, of record in Plat Book 4660, Page 140, in the Register's Office of Davidson County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Jason Cummins by Deed of record in Book 11371, Page 861 and by Quitclaim Deed of record in Book 11399, Page 391, Register's Office for Davidson County, Tennessee.**

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

This is improved property known as: 1231 Kirkland Ave Nashville, TN 37216

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 HANDS THIS 28th day of February, 2001

Jason B. Cummins

Pamela L. McManus-Cummins

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Jason B. Cummins and wife, Pamela L. McManus-Cummins

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 28th day of February, 2001

My Commission expires August 24, 2003

K. J. Shelton
Notary Public

NOTARY PUBLIC AT LARGE TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 80,000.00

Affiant

Subscribed and sworn to before me this 28th day of February, 2001

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

NOTARY PUBLIC AT LARGE COUNTY, TEN.