A+L # 5749

Davidson County DEEDWARR
Recvd: 03/08/01 14:34 2pgs
Fees:11.00 Taxes:1184.00

20010308-0022175

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Janice Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2001.

Notary Public

MY COMMISSION EXPIRES: 02-09-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David F. Street (NAME)	(NAME)	MAP 104-11
2007 Natchez Trace (ADDRESS)	(ADDRESS)	PARCEL 125.00
Nashville, Tennessee 37212 (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, Jack B. Tumpson and wife, Christine M. Tumpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David F. Street and wife, Rhonda J. Street

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. 19 and the north one-half of Lot 20 of Block 5, on the Map of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee. Said lot and part of said lot adjoin and front together 114 feet on the westerly side of 28th Avenue South, or Natchez Trace, and run back 165.6 feet on the north line of Lot No. 19 and 171.15 feet, more or less, on the south line of part of Lot No. 20, to a dead line on which it measures 115 feet.

Being the same property conveyed to Jack B. Tumpson and wife, Christine M. Tumpson by deed from David W. Minnigan and wife, Lisa M. Minnigan of record in Book 10664, page 222, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees and all matters appearing on the Plan of record in Plat Book 547, pages 137 and 138; of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2007 Natchez Trace, Nashville, Tennessee 37212
(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 our hand s this 28th day of February, 2001

Jack B. Tumpson by Martha Ballard, Attorney-in-Fact
Jack B. Tumpson by his Attorney-in-Fact Martha Ballard

Christine M. Tumpson by Martha Ballard, Attorney-in-Fact
Christine M. Tumpson by her Attorney-in-Fact Martha Ballard

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared MARTHA BALLARD with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for JACK B. TUMPSON AND WIFE, CHRISTINE M. TUMPSON, the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of JACK B. TUMPSON AND WIFE, CHRISTINE M. TUMPSON, the within named bargainor(s) by the said MARTHA BALLARD as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 28th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 3-29-03

GREGORY S. PERRONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
March 29, 2003

WARRANTY DEED

FROM

Jack B. Tumpson and wife,
Christine M. Tumpson

TO

David F. Street and wife,
Rhonda J. Street

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027