WARRANTY DEED

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,000.00

John W. Henry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN HENRY	NEW OWNER	081-11-0-494.00
(NAME)	(NAME)	
1718 ARTHUR AVE.	2144 BAKER RD	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208	GOODLETSVILLE, TN 37072	
(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, WILLIE MOSE RICHARDSON AND WIFE, ROSIE LEE RICHARDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN HENRY, 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 the southerly 33-1/3 feet of Lot No. 302 on the Plan of McGavock, Wetmore & Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said part of No. 302 fronts 33-1/3 feet on the easterly side of Arthur, formerly Wetmore Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Willie Rose Richardson and wife, Rosie Lee Harding Richardson by deed from W. L. Bainbridge Company of record in Book 4322, page 581, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/26/01 15:24 2pgs
Fees:11.00 Taxes:14.80

20010326-0028863

unimproved (X)
This is improved ( ) property, known as 1718 ARTHUR AVE., NASHVILLE, TN 37208
(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 12th day of March, 2001

Willie Mose Richardson
WILLIE MOSE RICHARDSON

Rosie Lee Richardson
ROSIE LEE RICHARDSON

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 WILLIE MOSE RICHARDSON AND WIFE, ROSIE LEE RICHARDSON

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2001.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

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

My commission expires _____

_____
Notary Public