Davidson County DEEDWARR
Recvd: 04/19/01 14:36 2pgs
Fees:11.00 Taxes:266.40
20010419-0038962

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WARRANTY DEED

This Indenture made this **13th** day of **April, 2001** between **Annie M. Manning, ,** GRANTOR, and **Jeffrey Strachan ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 9 on the Map of Allison Subdivision, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

SAID Lot 9 fronts 50 feet on westerly side of Allison Place and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Annie M. Manning by Quitclaim Deed from Sharon Miller, Trustee of record in Instrument No 20010323-0028071, Register's Office for Davidson county, Tennessee.

Subject to all matters of record in Plat Book 547, page 74, Register's Office for Davidson County, Tennessee.

Subject to all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 1801 Allison Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **13th** day of **April, 2001.**

Annie M Manning by Jeffrey Strachan As Attorney in Fact

Annie M. Manning

County of Davidson

State of Tennessee

On the 13th day of April, 2001, before me personally appeared Sharon Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Annie M. Manning, as his/her attorney in fact and acknowledged that Sharon Miller executed the same as the free act and deed of the said Annie M. Manning. Said Power of Attorney being recorded in Book **, page **, Register's Office for said County and State.

**RECORDED SIMULTANEOUSLY HEREWITH

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-02

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie M. Manning, 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal this 13th day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $72000

Affiant

Subscribed and sworn before me this 13th day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Jeffrey Strachan
1801 Allison Avenue
Nashville, Tennessee 37204

Send Tax Bills to:
America's Wholesale Lender
750 Old Hickory Blvd., Su. 100
Brentwood, TN 37027

Map & Parcel Number:

Map 105 Group 11 Parcel 124