Realty Title 48A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Alan R Jarzynka
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF April, 2001

Carol A. Riley
Notary Public

MY COMMISSION EXPIRES: 11-30-04 AT LARGE
(AFFIX SEAL)

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Associates, LLC, 4698 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan R. Jarzynka (NAME)	Bank of America, N.A. (NAME)	
1019 Due West Avenue (ADDRESS)	2059 Northlake Parkway (ADDRESS)	051-01-0-037.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Joan L. Van Buhler and Nancy A. Reece, as Joint Tenants With Rights of Survivorship *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan R. Jarzynka and wife, Deborah R. Jarzynka

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. 67 on the Map of the Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a survey thereof made by H. R. Swann, Jr., Surveyor, April 20, 1947, as follows:

Said Lot no. 67 fronts 100 feet on the southerly side of Due West Avenue and runs back 501.8 feet on the westerly line, being a broken line, and 500 feet on the easterly line to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to Joan L. Van Buhler by deed from Frank L. Winfrey and wife, Ruby G. Winfrey of record in Book 8097, Page 1, Register's Office for Davidson County, Tennessee, and further conveyed to Joan L. Van Buhler and Nancy A. Reece, as Joint Tenants With Rights of Survivorship of record in Instrument Number 19991230-0309107, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Davidson County DEEDWARR
Recvd: 04/23/01 12:23 2pgs
Fees:11.00 Taxes:268.25

20010423-0039889

unimproved ( )
This is improved (X) property, known as 1019 Due West Avenue, Madison, TN 37115
(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 19th day of April, 2001

Joan L. Van Buhler

Nancy A. Reece

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 Joan L. Van Buhler and Nancy A. Reece, as Joint Tenants With Rights of Survivorship

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 Hermitage, Tennessee, this 19th day of April, 2001.

Commission expires _____

Dana Delworth
Notary Public

STATE OF TENNESSEE
COUNTY OF

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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