WARRANTY DEED

Return to:
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

EDWARD A. TICE JR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires 12/23/01

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day April 2001.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John N. Riley	SAME	96-13-78.00
(NAME)	(NAME)	
815 Kent Road	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	SAME	
(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, **Michael Curtis and wife, Patricia A. Curtis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John N. Riley a Single man**, 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. 102 on the Plan of Twin Lawn Subdivision of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Curtis and wife, Patricia A. Curtis by Deed from Clyde Powers Jr. unmarried dated 11/25/96, recorded 12/3/96 in Book 10277, page 276, Register's Office for Davidson County, Tennessee.

This is improved ☒ unimproved property, known as 815 Kent Road, Nashville, TN 37214

(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/my hands this 27th day April 2001.

Michael Curtis

Patricia A. Curtis by Michael Curtis POA

By POA

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared Michael Curtis and wife, Patricia A. Curtis by Michael Curtis POA and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

EDWARD A. TICE JR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires 12/23/01

Notary Public

Davidson County DEEDWARR
Recvd: 05/08/01 10:13 1pgs
Fees:11.00 Taxes:370.00

20010508-0047304