Davidson County DEEDWARR
Recvd: 05/14/01 10:59 2pgs
Fees:11.00 Taxes:111.00

20010514-0049447

WARRANTY DEED

ROBIN R. KELLER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st Day of May, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/21/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 W. Northfield Blvd., #1 Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelia B. Dumas	Countrywide Home Loans	81-11-217
(NAME) 1740 17th Ave. North	(NAME) 750 Old Hickory Boulevard #180	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher J. Dumas, Jr., unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **Shelia B. Dumas, unmarried** hereinafter called the GRANTEE(S), her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A.S.D.

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the southerly one-half of Lot No. 358 on the plan of McGavock, Wetmore and Others Addition to Nashville, call the Addition to the Town of McGavock, or record in Book 21, page 42, Register's Office for Davidson County, Tennessee, described as follows:

Said southerly one-half of Lot No. 358 fronts 50 feet on the easterly side of 17th Avenue North and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Christopher J. Dumas, Jr. by Special Warranty Deed of record in Book 11527, page 87, Register's Office of Davidson County, Tennessee.

Subject to Code Letters in Book 11188, page 484 and Book 11074, page 989; any and all matters as shown on plat of record in Book 21, page 41; of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 1740 17th Ave. North 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 GRANTEE(S),her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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 my/our hand(s) this 1st Day of May, 2001.

Christopher J. Dumas, Jr.

May. 1. 2001 4:13PM SOUTHERN TITLE SERVICES No. 2144 P. 3

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Christopher J. Dumas , who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st Day of May, 2001.

Robin R. Keller
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/21/04

