Davidson County DEEDWARR
Recvd: 05/17/01 09:54 2pgs
Fees:11.00 Taxes:259.00

20010517-0051068

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00 Mary Lee Nash Robert A. Cohen atty in fact. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2001. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003. (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY L. NASH	**SAME**	**091-10-0 164**
(NAME) **606 SNYDER AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BEVERLY MIMMS AND MELODY SISCO,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY LEE NASH, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 part of Lot No. 41 on the Map of B. F. Cockrill Farm, as of record in Book 161, pages 134 and 135, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Snyder Avenue 100 feet south from the center of Leslie Avenue; thence with the easterly margin of Snyder Avenue, south 65 feet to the northerly margin of an alley; thence along the northerly margin of said alley, easterly 150 feet; thence northerly with the easterly margin of said land, 65 feet to a stake; thence westerly parallel with the northerly margin of said alley, westerly 150 feet to the point of beginning, containing approximately 9,750 square feet.

Being the same property conveyed to Beverly Mimms and Melody Sisco by deed from Ruth E. Keel of record in Book 10144, page 151, Register's Office for Davidson County, Tennessee, and by deed from Carl Keel and Valerie Landis of record in Book 10643, page 520, said Register's Office.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors herein.

Unimproved ( )
This is improved(X) property, known as **606 SNYDER AVENUE, NASHVILLE, TN 37209**
(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 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 16th day of **May, 2001**.

Melody Sisco
MELODY SISCO

Beverly Mimms
BEVERLY MIMMS

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 **BEVERLY MIMMS AND MELODY SISCO**, 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 16th day of **May, 2001**.

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen
Notary Public

Commission expires:OCTOBER 25, 2003.