02

Realty 421

WARRANTY DEED

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRANDON C. GUY	National Bank of Commerce	103-06
(NAME)	(NAME)	
5612 Knob Road	115 29th Ave S.	238
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37212	08DA-55628
(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, L. ALLISON SHIVERS, NOW McBRIDE AND HUSBAND, EDWARD T. McBRIDE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRANDON C. GUY, UNMARRIED

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. 52 on the Plan of Brookside Courts, Addition No. 2,* Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. * of record in Book 1835, page 47,

SAID Lot 52 front 75 feet on the northerly margin of Knob Road and extends back 154.3 feet on the easterly line and 128.7 feet on the westerly line to a dead line in the rear, measuring 79.2 feet thereon.

TOGETHER with as an appurtenance hereto and subject thereto those certain easements for driveway ingress and egress purposes granted of record in Book 5182, Page 669, and in Book 5208, Page 680, said Register's Office.

BEING the same property conveyed to L. Allison Shivers and Edward T. McBride, as joint tenants with right of survivorship, by Deed from H. Dean baker, Jr., and spouse, Cynthia Faye Baker, of record in Book 11504, Page 548, Register's Office for Davidson County, Tennessee. L. Allison Shivers having since married Edward T. McBride and is known as L. Allison McBride.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

L. Allison Shivers and L. Allison McBride are one and the same person.

unimproved ( )
This is improved (X) property, known as 5612 Knob Road, 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 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 25th day of June, 2001

L. Allison McBride
L. ALLISON McBRIDE

Edward T. McBride
EDWARD T. McBRIDE

Davidson County DEEDWARR
Recvd: 06/28/01 08:18 2pgs
Fees:11.00 Taxes:649.35

20010628-0068351

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 L. ALLISON McBRIDE and husband, EDWARD T. McBRIDE

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 Brentwood, Tennessee, this 25th day of June, 2001 AT.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Commission expires May 28, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

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