2714

(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/01 08:37 2pgs
Fees:11.00 Taxes:392.20

20010628-0068384

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Lenore T. Stringer
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-27-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol J. Phillips (NAME)	United Funding Group, Inc. (NAME)	96-2
2849 Blue Brick Drive (ADDRESS)	105 Westwood Place, #220 (ADDRESS)	67
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	3D 63202

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, Alan Harris Stringer and wife, Lenore T Stringer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol J. Phillips and Judy Kay Curtis, both 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 the southwesterly 75 feet front and 85 feet rear of Lots 1 and 2 on the Map of Clover Bottom Subdivision, Section One, as of record in Book 1424, page 50, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the southeasterly marin of Blue Brick Drive at the corner of Lots 2 and 3; thence with the line between said lots and along the line of Lot 1, southeasterly 188.7 feet to the northerly right of way line of the Tennessee Central Railroad; thence with the line of the same, northeasterly 85 feet to a point; thence northwesterly 235 feet, more or less, to the margin of Blue Brick Drive; thence with the margin of the same, southwesterly, passing a concrete monument at 42.7 feet, a total distance of 75 feet to the point of beginning.

Being the same property conveyed to Alan Harris Stringer and Lenore T Stringer by deed dated 5/24/73 from Ruby Valentine of record in Book 4717, page 467, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 2849 Blue Brick Drive, Nashville, Tennessee 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 hands this 25th day of June, 2001

Alan Harris Stringer

Alan Harris Stringer

Lenore T. Stringer

Lenore T Stringer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan Harris Stringer and wife, Lenore T Stringer

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.

Commission expires 3-27-04

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