Davidson County DEEDWARR
Recvd: 07/06/01 09:19 3pgs
Fees:18.00 Taxes:120.25
20010706-0072139

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF July, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/24/07

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **J & K PARTNERS** | New Owners | **90-8-69** |
| (NAME) **508 EAST IRIS DRIVE** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37204** | (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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, S. GLADYS RICHARDSON, JOE FRED SCANTLAND, LOUIS L. W. SCANTLAND, ODELLE MITCHEL, PAULINE RANDOLPH, JOANN BOWMAN, JOYCE BOYKIN, BOBBY JOE BOWMAN, ERROL NELSON BOWMAN, BARBARA FAYE WHITE, JAMES GLYNN BOWMAN, TINA BOWMAN COX, LINDA THREET, PEGGY WILLIAMS, AUBREY MADEWELL, BRENDA MYRICK, AND VICKIE HOLLADAY, BEING ALL THE HEIRS OF ALICE BELL A/K/A ALICE S. BELL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J & K PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** 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:

Being Lot No. 60 on the plan of the Resubdivision of part of West Nashville Annex as of record in Book 332, page 24, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the easterly side of Annex Avenue and runs back between parallel lines 167.5 feet to an alley.

Together with the right to use of the well on the north line of premises between it and adjoining lot as set out in deed from Elizabeth Colgate and husband to William Clendenning and wife, of record in Book 1341, page 217, said Register's Office.

Being the same property conveyed to Alice Bell by deed from Margaret A. Scurlock of record in Book 3530, page 173, Register's Office for Davidson County, Tennessee. The said Alice S. Bell a/k/a Alice Bell having since died an unmarried person. The Will of Alice Bell (See Instrument No. 1734-317895 Probate Court Clerk's Office for Davidson County, Tennessee; Docket No. 01P-367 Seventh Circuit Court for Davidson County, Tennessee, Probate Division) devised said real property to the Heirs of Alfred Thomas Scantland, deceased, as to an undivided 1/2 interest, said heirs being S. Gladys Richardson, Joe Fred Scantland, Louis L. W. Scantland and to the Heirs of Mattie Lou Bowman, deceased as to an undivided 1/2 interest, said heirs being Odelle Mitchel, Pauline Randolph, Joann Bowman, Joyce Boykin, Bobby Joe Bowman, Errol Nelson Bowman, Barbara Faye White, James Glynn Bowman, Tina Bowman Cox, Linda Threet, Peggy Williams, Aubrey Madewell, Brenda Myrick, and Vickie Holladay.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

**See Limited Powers of Attorney of record as Instrument Numbers 20010507-0046712, 20010507-0046713, 20010507-0046714, 20010507-0046715, 20010507-0046716, 20010507-0046717, 20010507-0046718, 20010507-0046719, 20010507-0046720, 20010507-0046721, 20010507-0046722, 20010507-0046723, 20010507-0046724, 20010507-0046725, 20010507-0046726, and 20010507-0046727 in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **626 ANNEX AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

) 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 2nd day of July, 2001.

S Gladys Richardson
**S. GLADYS RICHARDSON**

Louis L.W. Scantland
by Joseph S Richardson Atty in Fact
**LOUIS L. W. SCANTLAND BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR LOUIS L. W. SCANTLAND**

Pauline Randolph by
Joseph S Richardson atty in fact
**PAULINE RANDOLPH BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR PAULINE RANDOLPH**

Joyce Boykin by
Joseph S Richardson atty in fact
**JOYCE BOYKIN BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR JOYCE BOYKIN**

Barbara Faye White by
Joseph S Richardson atty in fact
**BARBARA FAYE WHITE BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR BARBARA FAYE WHITE**

James Glynn Bowman by
Joseph S Richardson atty in fact
**JAMES GLYNN BOWMAN BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR JAMES GLYNN BOWMAN**

Peggy Williams by
Joseph S Richardson atty in fact
**PEGGY WILLIAMS BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR PEGGY WILLIAMS**

Aubrey Madewell by atty in fact
Joseph S Richardson
**AUBREY MADEWELL BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR AUBREY MADEWELL**

Vickie Holladay by atty in fact
Joseph S Richardson
**VICKIE HOLLADAY BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR VICKIE HOLLADAY**

Joe Fred Scantland by
Joseph S Richardson atty in fact
**JOE FRED SCANTLAND BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR JOE FRED SCANTLAND**

Odelle Mitchell by
Joseph S Richardson atty in fact
**ODELLE MITCHEL BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR ODELLE MITCHEL**

Joann Bowman by
Joseph S Richardson atty in fact
**JOANN BOWMAN BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR JOANN BOWMAN**

Bobby Joe Bowman by
Joseph S Richardson atty in fact
**BOBBY JOE BOWMAN BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR BOBBY JOE BOWMAN**

Errol Nelson Bowman by
Joseph S Richardson atty in fact
**ERROL NELSON BOWMAN BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR ERROL NELSON BOWMAN**

Tina Bowman Cox by
Joseph S Richardson atty in fact
**TINA BOWMAN COX BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR TINA BOWMAN COX**

Linda Threet by
Joseph S Richardson atty in fact
**LINDA THREET BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR LINDA THREET**

Brenda Myrick by
Joseph S Richardson atty in fact
**BRENDA MYRICK BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR BRENDA MYRICK**

STATE OF Michigan

COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. **GLADYS RICHARDSON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wayne Cty, MI this 2nd day of July, 2001.

NADALIE J. BOSMAN
Notary Public, Wayne County, MI
My Commission Expires April 19, 2002

Commission expires: 4-19-02

Nadalie J. Bosman
Notary Public

NOTARY PUBLIC WAYNE COUNTY, MI

STATE OF Michigan

COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR Joe Fred Scantland, Louis L. W. Scantland, Odelle Mitchel, Pauline Randolph, Joann Bowman, Joyce Boykin, Bobby Joe Bowman, Errol Nelson Bowman, Barbara Faye White, James Glynn Bowman, Tina Bowman Cox, Linda Threet, Peggy Williams, Aubrey Madewell, Brenda Myrick, and Vickie Holladay,** to me known ( or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Joe Fred Scantland, Louis L. W. Scantland, Odelle Mitchel, Pauline Randolph, Joann Bowman, Joyce Boykin, Bobby Joe Bowman, Errol Nelson Bowman, Barbara Faye White, James Glynn Bowman, Tina Bowman Cox, Linda Threet, Peggy Williams, Aubrey Madewell, Brenda Myrick, and Vickie Holladay,** and who acknowledged that he executed the same as the free act and deed of **Joe Fred Scantland, Louis L. W. Scantland, Odelle Mitchel, Pauline Randolph, Joann Bowman, Joyce Boykin, Bobby Joe Bowman, Errol Nelson Bowman, Barbara Faye White, James Glynn Bowman, Tina Bowman Cox, Linda Threet, Peggy Williams, Aubrey Madewell, Brenda Myrick, and Vickie Holladay**.

Witness my hand and official seal at Wayne Cty, Michigan this 2nd day of July, 2001.

Commission expires: 4-19-02.

Notary Public

NADALIE J. BOSSON
Notary Public, Wayne County, MI
My Commission Expires April 19, 2002

NOTARY PUBLIC