Davidson County DEEDWARR
Recvd: 07/17/01 11:40 3pgs
Fees:18.00 Taxes:296.00

20010717-0075678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Jeff Law Chief Manager
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-24-2001

(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 PARTNERSHIP	**SAME**	**104-01-365**
(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 GRANTEE, 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 S. BELL, A/K/A ALICE SCANTLAND MACKENZIE, A/K/A ALICE S. MACKENZIE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J & K PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS 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 Lots Nos. 14 and 15 on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for said County.

Said Lots Nos. 14 and 15 front together 50 feet on the southerly side of St. Francis Avenue and run back 127.5 feet on the easterly line and 124.5 feet on the westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Slayden Bell from Alice Scantland MacKenzie by deed of record in Book 2150, page 555, Register's Office for Davidson County, Tennessee. The said Slayden Bell having since died and Alice S. Bell being his sole heir at law. Alice Scantland MacKenzie and Alice S. Bell were one and the same person. Alice S. Bell having since died an unmarried person. The Will of Alice S. 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) conveyed 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 an easement of record in Book 370, page 200, restrictions of record in Book 739, page 508 and Book 777, page 313, said Register's Office, and 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 **403 ST. FRANCIS 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 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 Joseph S Richardson atty in fact

AUBREY MADEWELL BY: JOSEPH S. RICHARDSON, ATTORNEY IN FACT FOR AUBREY MADEWELL

Vickie Holladay by Joseph S Richardson atty in fact

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

Lena 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 TENNESSEE

COUNTY OF DAVIDSON

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 Nashville , Tennessee this 16th day of July, 2001.

Commission expires: **OCTOBER 25, 2003.**

Notary Public

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 **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 Nashville, Tennessee this 16th day of July, 2001.

Commission expires: **OCTOBER 25, 2003**

Jimmy A. Hilligan

Notary Public