WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/01 10:39 2pgs
Fees:13.00 Taxes:138.75

20010808-0085213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/29/03

(AFFIX SEAL)

KAREN W. RUFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires NOV. 29, 2003

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Jackson	OWNER	92-6-169
(NAME) 1343 STRAFFORD Ave ~~2823 Clare Avenue~~	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS) ,	
(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, **Harris A. Gilbert, Trustee, withfull power to sale without the consent or joinder of any beneficiary**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Jackson**, 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 Lots Nos. 10 and 11 in Block "C" Plan of the Fisk University Subdivision, which plan is of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.
Said Lots join each other and front together 50 feet on the southerly side of Clare Street and extenc back between parallel lines and along, the easterly margin of 29th Avenue, North, 177 feet to an alley, between parallel lines to an alley.

Being part of the same property conveyed to Harris A. Gilbert, Trustee by deed of record in Book 4199, Page 868, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2823 Clare Avenue, Nashville, TN**

(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 7th day of August, 2001.

Harris A. Gilbert, Trustee, withfull power to sale
without the consent or joinder of any beneficiary

By: _____

Attest: _____

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harris A. Gilbert, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee , and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2001.

Commission Expires: 11/29/03

Notary Public

KAREN W. HUFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003