WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: 8/7/02 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell J. Rice	SAME	118-5-205
(NAME)	(NAME)	
3108 Lealand Lane	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	SAME	
(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, **Robert F. Marshall**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell J. Rice and wife, Janice Rice and son, Russell J. Rice**, 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:

Davidson County DEEDWARR
Recvd: 08/15/01 12:14 1pgs
Fees:13.00 Taxes:377.40

20010815-0088183

Land in Davidson County, Tennessee, being Lot 2, on the Plat of the Morriswood Subdivision, of record in Plat Book 4660, page 89, Register's Office for said County.
Said Lot 2 fronts 72.60 feet on the east margin of Lealand Lane and extends back 145.53 feet on the north line and 155.31 feet on the south line to a line on the rear on which it measures 73.26 feet.

Being the same property conveyed to Robert F. Marshall by Deed from Dorothy G. Tate and Wilson C. Tate Sr. dated 3/7/79, recorded 3/14/79 in Book 5404, page 971, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3108 Lealand Lane, Nashville, TN 37204
(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/my hands this 8th day of August, 2001.

Robert F. Marshall
Robert F. Marshall

STATE OF ~~TENNESSEE~~ DELAWARE
COUNTY OF NEW CASTLE

Before me, a Notary Public, personally appeared ROBERT F. MARSHALL and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Wilmington, DE, Tennessee this 8-8-01.

Commission expires:
KATHLEEN K. NICHOLSON
Notary Public of Delaware
My Commission Expires April 24, 2004

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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