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 169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8/20/01

Notary Public

MY COMMISSION EXPIRES: 5/20/02 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
John Heacock	SAME	83-3-96
(NAME)	(NAME)	
2109 Early Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, **Melissa C. Lundgren an unmarried person dba Lundgren Properties**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Heacock**, 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 Lot No. 1 on the Re-Subdivision of Lots 32 and 33 of Pontotoc Subdivision as of record in Book 4595, page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa C. Lundgren, an unmarried person d/b/a Lundgren Properties by Deed from A.D. Gillem, married (with Johnnie B. B. Gillem joins) dated 11/1/94, recorded 11/1/94 in Book 9508, page 46, Register's Office for Davidson County, Tennessee.

This is improved ☒ property, known as 2109 Early Ave., Nashville, TN 37206 (unimproved)

(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 8/15/01.

Davidson County DEEDWARR
Recvd: 08/23/01 13:56 1pgs
Fees:13.00 Taxes:627.15
20010823-0091277

Melissa C. Lundgren sole proprietor
Melissa C. Lundgren dba Lundgren Properties

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Melissa C. Lundgren Sole proprietor 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 Davidson County, Tennessee this 8/15/01

Commission expires: 5/20/02

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public