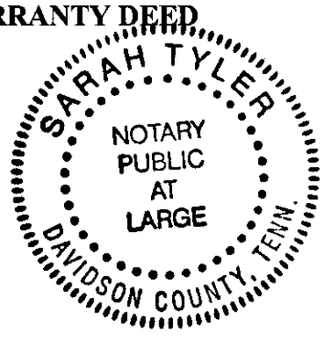
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/01 15:04 2pgs
Fees:13.00 Taxes:355.20
20010827-0092359



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: 7/26/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 7100 Executive Center Drive,
Ste. 150
Brentwood, Tennessee 37027

B-2206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Sanford	AmSouth Bank	120-13-0-013.00
(NAME)	(NAME)	
311 Finley Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35244	
(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, Johnetta W. Geddes, a Unmarried Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Sanford and wife, Melissa B. Sanford, 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 2nd Civil District of Davidson County, Tennessee, being Lot No. 11, on the Map of Finley Gardens, as of record in Book 2083, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul L. Geddes, Sr. and wife, Johnette W. Geddes, by deed from Lavergne J. Murray and wife, Eva Jean Murray of record in Book 5903, Page 86, Register's Office Davidson County, Tennessee. Paul L. Geddes, Sr. died a resident of Davidson County, Tennessee on February 9, 1998. Johnetta W. Geddes conveys the subject property as the remaining tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Gina Frances executes this Warranty Deed on behalf of Johnetta W. Geddes pursuant to a Power of Attorney recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 311 Finley Drive, Nashville, TN 37217
(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 my hand this 6th day of August, 2001.

Johnetta W. Geddes
By: Johnetta W. Geddes
Gina Frances
Gina Lee Frances ATTY in fact.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnetta W. Geddes, a Unmarried Person the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this.

Commission expires:

_____

Notary Public

STATE OF TENNESSEE
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Gina Lee Frances, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Johnetta W. Gettes, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Johnetta W. Gettes.

Witness my hand and Notarial Seal this 6th, day of August, 2001.

Notary Public

My Commission Expires: 7/26/03

SARAH TYLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive,
Ste. 150
Brentwood, Tennessee 37027