6824

1 ST

WARRANTY DEED

CHAD W... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 3-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Jacqueline D. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2001

C Waters
Notary Public

MY COMMISSION EXPIRES: 3-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roderick Freeman (NAME)	First Guaranty Mortgage Corp. (NAME)	071-02-0
1256 Avondale Circle (ADDRESS)	8180 Greensboro Drive (ADDRESS)	034.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	McLean, VA 22102 (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, Allison Dawkins and Betty Dawkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roderick Freeman and Natasha T. Nelson-Freeman, husband and wife

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 the 12th Civil District of Davidson County, Tennessee, being Lot No. 40 on the Plan of E.C. Scrugg's First Avondale Addition, as of record in Book 161, page 13, Registers Office for said County.

Said Lot No. 40 fronts 54 feet on the southerly side of Greenwood Avenue and runs back between lines, with the westerly margin of an alley, 149 feet, more or less, to an alley in the rear, measuring 63 feet thereon.

Being the same property conveyed to Allison Dawkins and Betty Dawkins by deed dated 02-26-97, from Charles Larne, filed for record on 02-27-97, in Book 10329, page 697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements of record in Register's Office for said county; (2) matters shown on the plan of record in Plat Book 161, Page 13, said Register's Office; (3) zoning regulations; (4) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 09/24/01 08:23 2pgs
Fees:13.00 Taxes:281.20

20010924-0102769

unimproved ( )
This is improved (X) property, known as 1256 Avondale Circle, Nashville, Tennessee 37206
(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 hand s this 31st day of August, 2001

Allison Dawkins

Betty Dawkins

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 Allison Dawkins and Betty Dawkins

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of August, 2001.

Commission expires 3-26-05

CWaters
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Chad Waters, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires 3-26-05

CWaters
Notary Public

CHAD WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 3-26-05