File Box 9B/First Title & Escrow Co., Inc./#18329

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnson C. Clay	CTX Mortgage Company	116-4-38
(NAME) 184 Kenner Avenue	(NAME) P.O. Box 199000	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Dallas, TX 75219-9000	
(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,

CHRISTINE ALDERMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHNSON C. CLAY, 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:

Kenner-Manor

Land in the 7th Civil District of Davidson County, being the northerly half of Lot No. 25 on the Plan of ~~Kenner Manor~~ Land Company's Second Subdivision, of the Kenner Tract, of record in Plat Book 421, at page 100, Register's Office for said County, Tennessee.

Said Northerly half of Lot No. 25 fronts 50 feet on the easterly side of Kenner Avenue and runs back 139.5 feet on the southerly line and 143 feet on the northerly line to a 10 foot reserved strip in the rear on which it measures 50.09 feet.

Being the same property conveyed to Dillon John Alderman and wife, Christine Alderman by deed from Martha M. Foy and husband, Robert E. Foy of record in Book 9682, page 771, Register's Office for Davidson County, Tennessee. Said property being further conveyed by quitclaim deed to Christine Alderman from Dillon John Alderman of record in Instrument Number ** *274, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

** # 20010926 0104185

unimproved ☐

This is improved ■ property, known as 184 Kenner Avenue, Nashville, TN 37205
(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/our hand(s) this 20th day of September, 2001.

X Christine Alderman
Christine Alderman

RECORDERS M...
LEGIBILITY OF WRITING, TYP... OR
PRINTING IN THIS DOCUME...
UNSATISFACTORY WHEN RE...

Davidson County DEEDWARR
Recvd: 09/26/01 12:11 2pgs
Fees:13.00 Taxes:715.95

20010926-0104186

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine Alderman, 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.

LOS ANGELES, CA - 18th.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of September, 2001.

Commission expires:

Dec. 22. 2004

Notary Public

JACK O'HARA
COMM. # 1285395
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Dec. 22, 2004