WARRANTY DEED

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

HAROLD W. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
My Commission Expires 7/30/05

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 71,500

John Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 Oct 2001

Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

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 Smith	SAME	071-12-201.00
(NAME)	(NAME)	
915 O'Neida Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/10/01 13:24 1pgs
Fees:13.00 Taxes:294.15
20011010-0110445

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, **Curtiswood LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Smith married,,** 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. 101 on the map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.
Said Lot No. 101 fronts 60 feet on the north side of Oneida Avenue and runs back between lines 163.8 feet on the west line and 163.1 feet on the east line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Curtiswood LLC, by Deed from Christopher M. Mindala d/b/a Intergrated Real Estate Services, dated 9/6/01, recorded 9/7/01, in Inst#200109070097317, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Ocwen Federal Bank FSB, in Inst#20010726-0079483, dated 9/7/00.

unimproved ☐

This is improved ☒ property, known as 915 O'Neida Ave., Nashville, TN 37207
(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 5 Oct 2001.

Curtiswood LLC
Robert Bond Miller

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Robert Bond Miller 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 Nashville, Tennessee this 5 Oct 2001.

Commission expires:

HAROLD W. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
My Commission Expires 7/30/05

Notary Public