WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 11/09/01 13:40 2pgs
Fees:13.00 Taxes:1091.50

20011109-0123426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

William A Patrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: September 25, 2002

(AFFIX SEAL)

R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Patrick	William A. Patrick	130-04-0/088.00
(NAME)	(NAME)	
4209 Wallace Lane	4209 Wallace Ln.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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,

Paul Tetrault, unmarried

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

William A. Patrick, Trustee

, 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. 55 on the Plan of Sneed Estates of record in Plat Book 2133, pages 10 and 11, amended in Book 2099, page 581, Register's Office for said County.

SAID Lot No. 55 fronts 134.00 feet on the westerly margin of Wallace Lane and extends back between parallel lines 30.0 feet to a dead line in the rear..

Being the same property conveyed to Paul Tetrault, unmarried by Warranty Deed from Phillip Ray Harrison and spouse Mary D. Harrison dated November 20, 1998 and filed for record in Book 11219, page 135, Register's Office for Davidson County, Tennessee.

Deed of Trust executed by Paul Tetrault, an unmarried man, to TRSTE II, Inc., Trustee, which secured to First Union Mortgage Corporation an indebtedness in the original principal amount of $60,000.00 and was executed on November 20, 1998 and filed for record in Book 11219, page 138, Register's Office for Davidson County, Tennessee. Said Deed was Modified to increase to $124,000.00 of record in Document 20000508-0046328, said Register's Office. Said Deed was assigned to Mortgage Electronic Registration Systems, Inc of record in Document 20010625-0066780 Register's Office for Davidson County, Tennessee.
Open End Deed of Trust executed by Paul J. Tetreault to TRSTE II, Inc., Trustee, which secured to First Union National Bank an indebtedness in the original principal amount of $60,000.00 and was executed on November 20, 1998 and filed for record in Book 11239, page 502, Register's Office for Davidson County, Tennessee.
Judgment in favor of Jane Cherry Case against Paul Tetreault in the amount of $13,275.00 plus post judgment interest and court costs as of record in Document 20010917-0100517, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4209 Wallace Ln., Nashville, TN 37215
(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 9th day of November, 2001.

Paul Tetrault

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On Nov 9, 2001 ~~Error! Bookmark not defined.~~, before me personally appeared Paul Tetrault to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of November, 2001.

Commission expires: September 25, 2003

Henry R. Allison, III Notary Public

