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LRM

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/01 15:17 3pgs
Fees:18.00 Taxes:703.00

20011113-0124521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 10/2

(AFFIX SEAL)

304
44

**THIS INSTRUMENT WAS PREPARED BY**
Wilson & Weiss Title Associates, LLC
1910 Rear 21st Avenue South, Nashville, TN 37212

D-0003

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin T. Smith | AmSouth Bank | 117-08-0-049.00 |
| (NAME) | (NAME) | |
| 3001 Oakland Avenue | 2050 Parkway Office Cirlce | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | 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, Clifford E. Joyner and wife, Nicole T. Joyner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin T. Smith and James C. Gooch, 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 3001 Oakland Avenue, Nashville, TN 37212

(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 hands this 13th day of November, 2001.

Clifford E. Joyner

Nicole T. Joyner

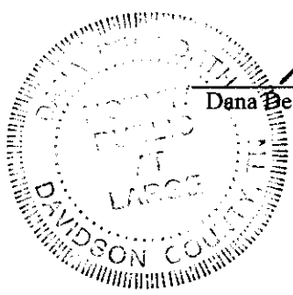
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford E. Joyner and wife, Nicole T. Joyner 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 Nashville, Tennessee this 13th day of November, 2001.

Commission expires: November 27, 2004



Dana Delworth Notary Public

**RETURN TO:**

**Wilson & Weiss Title Associates, LLC**
**1910 Rear 21st Avenue South**
**Nashville, TN 37212**

# EXHIBIT A

Being the easterly or rear part of Lot No. 17 on the Map of Belmont Terrace Re-Subdivision Annex No. 1 of record in Book 421, Page 182, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hickerson-Miller, Engineers, Surveyors, May 3, 1955, as follows:

Beginning at the northeast corner of said lot in the southerly margin of an alley; thence westerly crossing what is proposed to be the west margin of Oakland Avenue at 25.0 feet, a total distance of 150.0 feet to a point; thence south 7 degrees 45 minutes west 63.0 feet to an iron pin; thence south 73 degrees east 150.0 feet to the common easterly corner of Lots 17 and 18; thence along the easterly line of Lot 17, northerly 75.0 feet, more or less, to the point of beginning.

Included herein but excluded herefrom is a portion of the premises included with the right-of-way of the proposed Oakland Avenue described according to a survey by Hickerson-Miller, Surveyors, October 8, 1957, as follows:

Beginning at the common rear corner of Lot Nos. 17 and 18 on the above described plan; thence westerly along the line between said Lots, 25.0 feet; thence northerly 74.3 feet to an iron pin in the northerly margin of Lot No. 17, being the southerly margin of an alley; thence south 78 degrees 30 minutes east along said alley, 25.0 feet to a point; thence southerly along the easterly line of Lot No. 17 of said Plan 75.0 feet to the point of beginning.

Being the same property conveyed to Clifford E. Joyner and wife, Niclole T. Joyner (sic) by deed from Julius C. Strange and wife, Lorie J. Strange of record in Instrument Number 20000511-0047749, Register's Office for Davidson County, Tennessee.

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.