Box 11

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Karla Kadel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2001.

Tracy L. Love
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TRACY L. LOVE NOTARY PUBLIC DAVIDSON SEE

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anissa Swanson	AmSouth Bank	83-5-113.00
(NAME)	(NAME)	
1018 West Eastland Avenue	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
, TN	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires May 24, 2003

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, B&W Management Services, LLC and Wash and Beatrice Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anissa Swanson, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1018 West Eastland Avenue, Nashville, TN 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 my hand this 4th day of October, 2001.

B&W management Services, LLC and Wash and Beatrice Johnson, as their interest may appear

By:
Evanual Johnson

Wash Johnson

Beatrice Johnson

Davidson County DEEDWARR
Recvd: 11/16/01 14:23 3pgs
Fees:18.00 Taxes:332.63

20011116-0125895

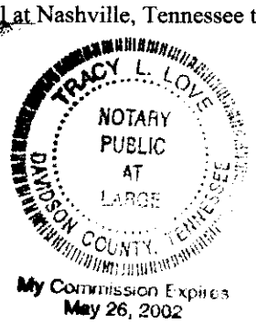
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Beatrice T. Johnson , Wash Johnson and Evanual Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the Owners of B&W Management Services, LLC, the within named bargainor, and that Beatrice T. Johnson, Wash Johnson and Evanual Johnson as such Owners being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Beatrice T. Johnson, Wash Johnson and Evanual Johnson as such Owners.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of October, 2001.

Commission expires:



My Commission Expires
May 26, 2002

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 10, Block "F", on the Plan of E.T. Brown's Eastwood Addition, as of record in Book 332, page 63, Register's Office for said County, further described as follows:

Beginning on the southerly margin of West Eastland Avenue, formerly Jackson Street, as the corner of Lots Nos. 9 and 10; thence with the line between said two lots southwardly 211 feet to the northerly margin of an alley; thence with said alley eastwardly 34 feet; thence eastwardly 34 feet ; thence northwardly 34 feet; thence eastwardly 16 feet; thence northwardly 177 feet to the southerly margin of said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to B&W Management Services, LLC by deed from Charles R. Jones, ABF Inc. a/k/a American Business Funding of record as Instrument No. 20010409-0034874, Register's Office for Davidson County, Tennessee, and by deed from Guy Alexander, Jr. and Wilma Gayle Alexander of record in Book 5580, page 555, said Register's Office.