WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/01 14:01 2pgs
Fees:13.00 Taxes:331.15

20011231-0145085

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THE RUFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
SOUTHERN TITLE, LLC, 205 Powell Place, Suite 115, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Broadway II	Chase Manhattan Mortgage Corporation	102-04-75
(NAME)	(NAME)	
6421 Premier Drive	P. O. Box 47020	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Doraville, GA 30362	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Roger D. Becker**, unmarried, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **John D. Broadway II**, 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:

Land in Davidson County, Tennessee, being Lot No. 724 on the Plan of Charlotte Park, Section 12, as of record in Book 2900, Page 127 and 128, Register's Office for said County.

Beginning at a point in the easterly margin of Premier Drive, at the common corners of Lots 23 and 724; thence in a southeasterly direction along the line between said two lots, 127.0 feet to a point; thence in a southerly direction, South 42 deg. 09' West 117.8 feet to a point in the northerly margin of Mercomatic Drive; thence in a northwesterly direction along said margin of Drive, a distance of 113.9 feet to a point, the beginning of a curve to the right having a radius of 25 feet; thence in a northerly and easterly direction 39.3 feet around said curve to a point in the easterly margin of Premier Drive; thence in a northeasterly direction along said margin of said Drive a distance of 97 feet to the point of beginning.

BEING the same property conveyed to Roger D. Becker by deed from Martha D. Corum, unmarried of record in Book 8399, Page 466, Register's Office for Davidson County, Tennessee.

Roger D. Becker; Roger Becker; and Roger Dale Becker is one and the same person.

unimproved ☐

This is improved ☒ property, known as 6421 Premier Drive, Nashville, TN 37209

(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 26th day of December, 2001.

Roger D. Becker By: Roger D Becker POA
Roger D. Becker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 26th day of December, 2001, before me, a Notary Public in and for said County and State, personally appeared David Becker, known to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Roger D. Becker, and acknowledged to me that he subscribed the name of Roger D. Becker thereto as principal, and his own name as attorney-in-fact. Power of Attorney duly recorded in Instrument No. 20010712-0074318, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of December, 2001.

Commission expires: 3-24-05

LESLIE B. RUFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public