Book 11

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00

Willie Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2001

Tracy L. Lee
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TRACY L. LEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires May 26, 2002

Davidson County DEEDWARR
Recvd: 01/02/02 09:32 2pgs
Fees:13.00 Taxes:22.20

20020102-0000113

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
Willie Perry (NAME)	Willie Perry (NAME)	81-16-152
1033 Cheatham Place (ADDRESS)	1033 Cheatham Place (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (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, Vernon R. Ransom and wife, Virginia L. Ransom, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie Perry and wife, Ester Perry, 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:

Being the northwest part of Lots Nos. 95 and 96 on the plan of McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock as of record in Book No. 21, page 23, Register's Office for said County, described as follows:

Beginning at the southeast corner of Cheatham Street and 11th Avenue North, formerly Fillmore Avenue or Tilden Street, being the northwest corner of said Lot No. 96; thence with the southerly line of Cheatham Street easterly 49 feet, more or less, to the northwest corner of a part of said lot conveyed by Alice B. Smith to Felix R. Cheatham, by deed of record in Book 113, page 414, of the said Register's Office; thence southerly with his westerly line, being parallel with said 11th Avenue half way to Ophelia Avenue, the northeast corner of a lot conveyed to Brid Beck by deed of record in Book No. 112, page 233, said Register's Office; thence westerly with the northerly line of said Beck's lot 49-1/2 feet, more or less, to the easterly line of 11th Avenue North; thence with said Avenue northerly 75 feet, more or less to the beginning.

Being the same property conveyed to William Austin Freedman by deed from Jean K. Freedman of record in Book 4007, page 676, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1033 Cheatham Place, Nashville, TN 37208
(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 21st day of December, 2001.

Vernon R. Ransom

Virginia L. Ransom

STATE OF TENNESSEE

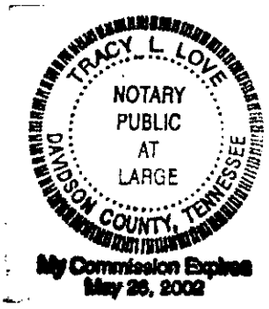
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon R. Ransom and wife, Virginia L. Ransom the bargainors, with whom I am personally acquainted or proved to me on

the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:



Notary Public