02

Realty
484

THIS INSTRUMENT IS BEING RE-RECORDED TO COMPLETE THE LEGAL DESCRIPTION.

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this ~~17th~~ 20th day of August, 2001.

Notary Public
My commission expires: 05/30/04

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004

Davidson County DEEDWARR
Recvd: 01/11/02 14:59 2pgs
Fees:12.00 Taxes:0.00
20020111-0005010

Address of New Owner:	Send Tax Bills to:	Tax Information
JoAnn Grizzard	Countrywide Home Loans, Inc.	071-15-0-483.00
1117 Lischey Avenue	718 Thompson Lane, Suite 104	
Nashville, TN 37207	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David M. Birchett and wife, Paula R. Birchett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JoAnn Grizzard and Alberta Rucker, hereinafter called the Grantees, their successors 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 part of Lot 14 and all of Lot 15, on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

*

Being the same property conveyed to David M. Birchett by Special Warranty Deed from Household Financial Center, Inc., of record in Instrument No. 20000919-0092978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1117 Lischey Avenue, Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of August, 2001.

David M. Birchett

Paula R. Birchett

Davidson County DEEDWARR
Recvd: 08/28/01 11:10 2pgs
Fees:13.00 Taxes:425.50
20010828-0093053

*Said part of Lot 14 and Lot 15 front together 45.5 feet on the easterly margin of North 4th Street, formerly Lischey Avenue, and extends back 175 feet between parallel lines to an alley.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David M. Birchett and wife, Paula R. Birchett, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 20th day of August, 2001.

Catherine R. Vass

Notary Public

My Commission expires 5/30/2004

