File Box
248

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: November 29, 2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/18/02 10:24 2pgs
Fees:13.00 Taxes:869.50
20020118-0007709

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Montee Gillespie (NAME)	Montee Gillespie (NAME)	MAP 104-15
2607 Natchez Trace (ADDRESS)	2607 Natchez Trace (ADDRESS)	PARCEL 19.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	24 W 04365

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, Jon Cameron Caudle and wife, Angela Caudle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Montee Gillespie and wife, Tara N. Gillespie

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:

Two adjoining tracts of land in Davidson County, Tennessee, being described as follows:

The FIRST tract being the South 60 feet of the North 219 feet of the East 150 feet of Lot No. 32, on the Plan of Belair, of record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee, said part of said Lot No. 32 fronts 60 feet on the westerly side of Natchez Trace, formerly 28th Avenue South, and runs back between parallel lines parallel to and 165 feet North of the North margin of Westwood Avenue, 150 feet to a dead line in the rear.

The SECOND tract of land being part of the Northerly 50 feet of the Southerly 165 feet of the Easterly 150 feet of Lot No. 32 on the Plan of Belair, of record in Book 332, page 6, and adjoins the first tract above described, and described as follows: Beginning at a point in the southerly margin of Tract No. 1 above described, said point being 27 feet West of the westerly margin of Natchez Trace, formerly 28th Avenue South, thence along the southerly margin of Tract 1, Westerly 35 feet to a point; thence Southerly 1 foot to a stake; thence Easterly parallel to the margin of Westwood Avenue, 36 feet to a stake; thence Northerly 1 foot to the point of beginning.

Being the same property conveyed to Jon Cameron Caudle, unmarried, by deed

CONTINUED

unimproved ( )
This is improved (X) property, known as 2607 Natchez Trace, 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 hand s this 16th day of January 2002

Jon Cameron Caudle

Angela Caudle

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 Jon Cameron Caudle and wife, Angela Caudle

the bargainor S, 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 Brentwood, Tennessee, this 16th day of January, 2002.

Commission expires November 29, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

from Gedeon O. Deak and wife, Leah A. Welch of record in Book 11599, Page 924, Register's Office, Davidson County, Tennessee.
NOTE: Jon Cameron Caudle having since married, Angela Caudle joins in this conveyance to convey any interest she may have in said property.

This is the same description as in previous deed of record.

This conveyance is subject to 2002 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 332, page 6, said Register's Office.