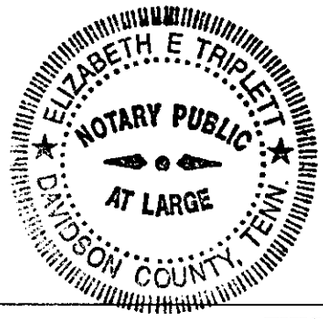
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,795.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Wilson Group Real Estate, LLC.	The Wilson Group Real Estate, LLC.	94-2-23
(NAME)	(NAME)	
302 42nd Ave N	OWNER	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(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, Mabel R. Watson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Wilson Group Real Estate, LLC., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 265 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said County.

Being the same property as conveyed to Harvey T. Watson, Sr. And, Wife, Mabel R. Watson by deed of record in Book 4440, Page 735, Register's Office for Davidson County, TN. The Said Harvey T. Watson, Sr, having been deceased.

The said Mabel R. Watson and Mable R. Watson and Mable Ronell Watson being one and the same person.

This instrument is executed on behalf of Mable R. Watson by Margaret Martin as her Attorney In Fact pursuant to recorded Power of Attorney of record in Book 8240, Page 355, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1621 Eastside Ave., 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.

Davidson County DEEDWARR
Recvd: 01/22/02 14:09 2pgs
Fees:13.00 Taxes:99.14
20020122-0008542

Witness my/our hand(s) this 16th day of January, 2002.

Mabel R. Watson

by Margaret Martin
her Atty-In-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of January, 2001, before me personally appeared Margaret Martin, the person who executed the foregoing instrument on behalf of Mable Ronell Watson and who acknowledged that she executed the same as the free act and deed of the said Mable Ronell Watson, through Power of Attorney granted her by the said Mable Ronell Watson.

Witness my hand and official seal at Nashville, Tennessee this 16th day of January, 2002.

Commission expires: May 26, 2002

~~Victor Hazelwood~~ Notary Public
Elizabeth E. Triplett

