27A
161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 11,000.00

S. D. Scheibe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: 4-20-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. Scheibe (NAME)	SAME (NAME)	82-3-62
917 Joseph Avenue (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207 (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, Roy Edward Gifford and LeRoy Gifford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven D. Scheibe

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 Lot No. 81 in Sharpe and Horn's Second Addition to Northeast Nashville, Tennessee, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 81 fronts 50 feet on the east side of Joseph Avenue and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Louis Staten, Jr. and wife, Sarah Mae Staten by Installment Deed from Aaron J. Elam and wife, Estelle Elam of record in Book 4372, page 237, Register's Office for Davidson County, Tennessee.

The said Louis Staten, Jr. having predeceased his wife, Sarah Mae Staten. The said Sarah Mae Staten now being deceased, property now vested in Roy E. Gifford and Leroy Gifford by Holograph Will of Sarah Mae Staten, Deceased, dated 12/6/00 and as of record in Volume 2808, page 516925, said Register's Office.

Subject property was not the usual place of residence of the Grantors, therefore no homestead rights exist to be conveyed.

"AS IS, WAS IS"

Davidson County DEEDWARR
Recvd: 01/28/02 08:12 2pgs
Fees:13.00 Taxes:40.70

20020128-0011083

unimproved ( )
This is improved (X) property, known as 917 Joseph Avenue, Nashville, Tennessee 37207
(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 11th day of January, 2002

Roy Edward Gifford

LeRoy Gifford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Edward Gifford, a married man

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of January, 2002.

Commission expires 4-26-05

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

STATE OF COLORADO
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LeRoy Gifford, an unmarried man, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Coors Credit Union, Colorado, this 15 day of January, 2002.

Commission expires 9-17-05

Helen J. Carrell
Notary Public

HELEN J. CARRELL NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 9/17/2005