WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/02 11:42 2pgs
Fees:13.00 Taxes:298.70
20020131-0013746

13.00
298.70
311.70

Box 58-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,730.15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.

(AFFIX SEAL)

SMITH C. JACOBS NOTARY PUBLIC AT LARGE HEREFORD CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Means	Michael T. Means	104-08-0/394.00
(NAME)	(NAME)	
611 Commerce Street	611 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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,

Johnny Haynes, Jr.

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

Michael T. Means, a married person

, 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. 61 on the Plan of O.B. Hayes Large Lots, Called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Villa Place, 50 feet northerly from the line between Lots 61 and 65, being the northwest corner of the Blitch Lot, thence with the easterly margin of said place northwardly 50 feet thence eastwardly parallel with the south line of said lot 159.39 feet more or less to a point halfway between said place and 15th Avenue South, thence southwardly parallel with Villa Place 50 feet to the north line of said Blitch lot; thence with said line westwardly 159.39 feet more or less to the beginning.

Being the same property conveyed to Emma Jean Irving and James A. Haynes by Quitclaim Deed from Emma Irving dated December 29, 1998 and filed for record in Book 11276, page 961, Register's Office for Davidson County, Tennessee. The said James A. Haynes Died January 21, 2001 his interest in the property was conveyed to his heirs at law, Montoya Haynes Porter, Maurice Haynes, and James Haynes, as evidenced in an affidavit of heirship of record as Instrument No. 20020118-0007627, said Register's Office for Davidson County, Tennessee, and further conveyed to Johnny Haynes, Jr. by Quitclaim Deed from Emma Jean Irving dated January 4, 2001 and filed for record as Instrument No. 20020118-0007628, and by Quitclaim Deed from Montoya Haynes Porter dated December 18, 2001 and filed for record as Instrument No. 20020118-0007632, and by Quitclaim Deed from James Haynes, dated December 18, 2001 and filed for record as Instrument No. 20020118-0007630, and by Quitclaim Deed from Maurice Haynes, dated December 18, 2001 and filed for record as Instrument No. 20020118-0007631, and by Quitclaim Deed from Johnny Hayes, Sr., dated December 18, 2001 and filed for record as Instrument No. 20020118-0007629, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1712 Villa Place, 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 my/our hand(s) this 18th day of January, 2002.

Johnny Haynes Jr.

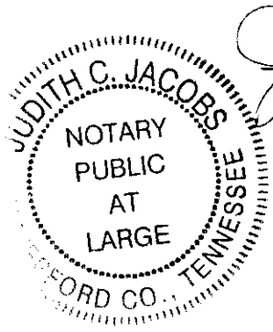
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 1/18/2002, before me personally appeared Johnny Haynes, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of January, 2002.

Commission expires: September 20, 2004



Judith C. Jacobs

Notary Public