File Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,800.00

Willie Stallworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2002.

Elizabeth E Triplett
Notary Public

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

#2896

Return to: Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Stallworth	Willie Stallworth	92-10-200
(NAME)	(NAME)	
3944 Augusta Dr.	@ Owner's Address	92-10-201
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37207		92-10-202
(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, Wilma J. Cathey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie Stallworth, 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:

Davidson County DEEDWARR
Recvd: 01/31/02 16:19 3pgs
Fees:18.00 Taxes:117.66

20020131-0013988

SEE ATTACHED EXHIBIT A

unimproved ☒
This is improved ☐ property, known as 2800, 2802, & 2804 Felicia Street, Nashville, TN 37209
(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 17th day of January, 2002.

Wilma J. Cathey
Wilma J. Cathey

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 Wilma J. Cathey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of January, 2002.

Commission expires: May 26, 2002

Elizabeth E Triplett
Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Property: 2800 Felicia Street

Tract I:

Being part of the Matthew Barrow Property in the old 13th Civil District of said County, now in the 11th Ward of the City of Nashville, a plan of which is of record in Plan Book 1, page 68, Chancery Court at Nashville, being the easterly 50 foot front of Lot 29 on the Plan of T. M. Steger's 2nd Subdivision of Barrow Lands, not of record.

Said part of Lot No. 29 fronts 50 feet on the northerly side of Felicia Avenue and runs back with the westerly margin of 28th Avenue North, formerly Barrow 150 feet, more or less, to an alley and measures 50 feet 9 inches on said alley, including but excluding therefrom the following triangler strip; beginning at the northwest corner of Felicia Avenue and 28th Avenue North, northwardly 25 feet, thence in the southwesterly direction diagonally across said lot, 56 feet, more or less, to the northerly margin of Felicia Avenue at a point 50 feet west of the westerly margin of 28th Avenue North; thence with the northerly margin of Felicia Avenue, easterly 50 feet to the beginning.

INCLUDED in the above described property but EXCLUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County, by deed from Robert D. Sneed, unmarried of record in Book 6379, Page 832, Register's Office for Davidson County, Tennessee.

Property 2808 Felicia Street

Tract II

Being Lot No. 30 and the westerly 10 feet of Lot 29 on the Map of T.M. Steger's Second Subdivision of the Barrow Lands, not of record, described as follows:

Beginning on the northerly margin of Felicia Avenue at a point 59 ½ feet west of the westerly margin of 28th Avenue, North; thence with the northerly margin of said Avenue, westwardly 60 feet to the corner of Lots Nos. 30 and 31; thence with the line between said two lots northwardly 150 feet to the southerly margin of an alley; thence with said alley eastwardly 60 feet to a point 60 ¼ feet west of the westerly margin of 28th Avenue, North; thence southwardly 150 feet to the beginning.

INCLUDED in the above described property but EXCLUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6420, page 407, Register's Office for Davidson County, Tennessee.

Property 2804 Felicia Street

Being Lot No. 31 on the Map of T. M. Steger's Subdivision of the Barrow Lands, not of record, described as follows:

BEGINNING on the northerly margin of Felicia Avenue at a point 119 ½ feet west of the westerly margin of 28th Avenue North, said point being the corner of Lots Nos. 30 and 31; thence with the line between said two lots, northwardly 150 feet to the southerly margin of an alley; thence with said alley westwardly 50 feet to the corner of Lots Nos. 31 and 32; thence with the line between said two lots southwardly 150 feet to the northerly margin of Felicia Avenue; thence with said Avenue eastwardly 50 feet to the beginning.

Being the same property conveyed to Curtis Cathey, Jr. and wife Wilma J. Cathey, by deed of record in Book 7158, Page 13, and also being the same property conveyed to Curtis Cathey, Jr. in Book 9702, Page 715, Register's Office for Davidson County, Tennessee. The said Curtis Cathey, Jr. having since died.

This conveyance is subject to any and all existing restrictions and easements of record.