Davidson County DEEDWARR
Recvd: 02/06/02 08:11 2pgs
Fees:13.00 Taxes:295.63

20020206-0016177

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF January, 2002.

Notary Public

MY COMMISSION EXPIRES: 9-28-2002

(AFFIX SEAL)

L-LM-02-6313

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie B. Manson	Same (NAME)	
313 West End Place (ADDRESS)	(ADDRESS)	104-5-362
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY SMITH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BONNIE B. MANSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 274 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 274 fronts 50 feet on the westerly side of Park Circle and runs back 200 feet on the southerly line and 201 feet on the northerly line to an alley in the rear, measuring 54.5 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED therefrom is a portion of the property conveyed to the State of Tennessee by Deed from Wesley Warran McMahon of record in Book 4794, Page 576, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being a part of Lot 274 of Richland Realty Company's Division "B" as of record in Subdivision Book 161, Page 151, Register's Office for Davidson county, and more particularly described as follows: Beginning at a point, said point being at the intersection of the south dedicated right-of-way line of Murphy Road and the west dedicated right-of-way line of Park Circle; thence with the west dedicated right-of-way line of Park Circle along a curve to the left with a radius of 2,229.86 feet for 124.5 feet to a point of beginning; thence continuing with the west dedicated right-of-way line of Park Cirlce along a curve to the left with a radius of 2,229.86 feet for 50.0 feet to a point; thence south 83 deg. 53' west for 38.2 feet to a point in the proposed right-of-way line of Interstate Route 440; thence with the proposed right-of-way line of Interstate Route I-440 North 21 deg. 01' west for 52.6 feet to a point; thence North 85 deg. 00' East for 53.6 feet back to the point of beginning and containing 2,295 square feet and being part of the same property conveyed to Wesley Warren McMahon and Mary Buchanan McMahon as tenants in common from Thomas M. Puckett and wife of record in Book 2146, Page 507, by decree of the 4th Circuit court in Divorce Action No. 59811, recorded in Minute Book 68-B, Page 566, said Register's Office.

Being the same property conveyed to Jerry Smith by Quitclaim Deed of even date and recorded simultaneously herewith in Instrument No. 20020206-0016176, Register's Office for Davdison County , Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 4794, page 576 and Plat Book 332, page 92, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 313 West End Place, Nashville, Tennessee 37205
(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 25th day of January, 2002.

Jerry Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Jerry Smith , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 2002.

My Commission Expires:

9-28-2002

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 25th day of January, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138