WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires

Davidson County DEEDWARR
Recvd: 02/06/02 10:23 2pgs
Fees:13.00 Taxes:81.40

20020206-0016328

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Successful Survivors CCDC	Successful Survivors CCDC	83-5-49
(NAME) 1213 Jackson Street	(NAME) 1041/1043 Chicamauga Avenue	83-5-50
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Nashville, TN 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, Charles E. Gautney, a widower, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Successful Survivors CCDC, 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:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 18 of Block "A" on the plan of Eastwood, as of record in Book 332, page 63, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley.

Tract II:

Being Lot. No. 19 of Block "A" on the Plan of Eastwood Addition, as of record in Book 332, page 63, Register's Office of Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the northerly side of Chicamauga Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Charles E. Gautney and wife, Pauline Walker Sarver Gautney, by deed from E.L. Edwards, Jr., Trustee with full power to sell, transfer, and convey without the joinder of any other person, of person, of record in Book 4568, page 456, Register's Office for Davidson County, Tennessee. (as to Tract I) The said Pauline Walker Sarver Gautney having since died.

Being the same property conveyed to Charles E. Gautney and wife, Pauline Gautney, by deed from Henry C.Tinnell and wife, Anne Tinnell, of record in Book 5306, page 265, Register's Office for Davidson County, Tennessee. (as to Tract II) The said Pauline Gautney having since died.

unimproved ☒

This is improved ☐ property, known as 1041/1043 Chicamauga Avenue, Nashville, TN 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 my hand this.

Charles E. Gautney
Charles E. Gautney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Charles E. Gautney and ~~wife Pauline Walker Sawyer Gautney~~ the bargainor , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2002.

Commission expires:

Tracy L. Love
Notary Public

TRACY L. LOVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 28, 2002