WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 02/12/02 09:17 1pgs
Fees:13.00 Taxes:148.00

20020212-0018271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

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
David E. Swett	David E. Swett	92-10-215
(NAME)	(NAME)	
2713 Clifton Avenue	2725 Clifton Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville , TN 37209	
(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, Trustees of St. James Missionary Baptist Church, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Swett, 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Pilcher's Subdivision of record in Plat Book 57, page 91, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to TRUSTEES OF ST. JAMES MISSIONARY BAPTIST CHURCH, by deed from GEORGE W. BROWN, UNMARRIED, of record in Book 8070, page 810, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2713 Clifton Avenue, 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 hand this 11th day of February, 2002.

Trustees of St. James Missionary Baptist Church

By: George T. Brooks

George T. Brooks, Pastor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, George Brooks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is a Trustee of St. James Missionary Baptist Church, the maker/Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand and official seal at Nashville, Tennessee this 11th day of February, 2002.

Commission expires:

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 28, 2003