File Box 13

2843

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: 5/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeri Lynn Ray (NAME)	New owners (NAME)	MAP 103-03
4902 Idaho Avenue (ADDRESS)	(ADDRESS)	PARCEL 126
Nashville, Tennessee 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, Jeffery R. Frankenstein and wife, Jenifer A. Frankenstein

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

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. 803 of Block 37 on the Plan of Charlotte Park Co. First Addition to Nashville of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffery R. Frankenstein, unmarried, by deed from Oscar Barry Steele and Wynona Steele Ragland and Yvonne Steele Wolf and Audrey Steele Austin of record in Book 11736, page 424, said Register's Office.

Jenifer A. Frankenstein joins in executing this Deed to convey any interest she may have in said property.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 57, page 103, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/15/02 13:58 2pgs
Fees:13.00 Taxes:525.40

20020215-0020373

unimproved ( )
This is improved (X) property, known as 4902 Idaho Avenue, Nashville, Tennessee 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 our hand s this 15th day of January, 2002

Jeffery R. Frankenstein

Jenifer A. Frankenstein by Jeffery R. Frankenstein, Attorney in Fact

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 Jeffery R. Frankenstein

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 2002.

Commission expires _____

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUNE 20, 2005

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

~~Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.~~

~~Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.~~

~~My commission expires _____~~

~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2002, before me personally appeared Jeffery R. Frankenstein, to me known to be the person who executed the foregoing instrument on behalf of Jenifer A. Frankenstein, and who acknowledged that he executed the same as the free act and deed of Jenifer A. Frankenstein.

Witness my hand and seal at office, this 15th day of January, 2002.

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUNE 20, 2005

NOTARY PUBLIC