WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/02 10:47 2pgs
Fees:13.00 Taxes:399.60
20020306-0027999

JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150,Brentwood, Tennessee 37027

B-2685

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell J. Murdock	1st Trust Bank for Savings	061-16-0-046.00
(NAME)	(NAME)	
1355 Cardinal Avenue	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Memphis, TN 38187-0257	
(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, Oscar D. Cline and wife, Anita J. Cline, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell J. Murdock and wife, Andrea Roth Murdock, 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:

Being part of Lots 37, 38, 39 and 40 of Block "A" on the Plan of Greenland Estates, as of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Cardinal Drive, formerly Martha Avenue, said point being 60 feet north of the intersection of Cardinal Drive and Murrey Place; thence in an easterly direction and parallel with the northerly margin of Murrey Place; thence in an easterly direction and parallel with the northerly margin of Murrey Place 190 feet to a point; thence in a northerly direction and parallel with the easterly margin of Cardinal Drive 60 feet to a point; thence in a westerly direction and parallel with the northerly margin of Murrey Place, 190 feet to the easterly margin of Cardinal Drive; thence in a southerly direction along the easterly margin of Cardinal Drive; thence in a southerly direction along the easterly margin of Cardinal Drive 60 feet to the point of beginning.

Being the same property conveyed to Oscar David Cline and wife, Anita Jewell Cline by deed from William E. Carver and wife, Geneva T. Carver of record in Book 4538, Page 618, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1355 Cardinal Avenue, Nashville, TN 37216

(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 hands this 28th day of February, 2002.

Oscar D. Cline

Anita J. Cline

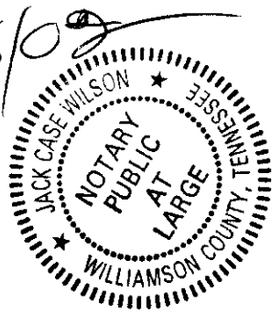
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oscar D. Cline and wife, Anita J. Cline 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 Brentwood, Tennessee this 28th day of February, 2002.

Commission expires: 4/16/09



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027