# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/02 10:52 2pgs
Fees:13.00 Taxes:162.80

20020307-0028711

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Betty J. Miniard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2002

Notary Public T. Dyke Tatum

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BETTY J. MINIARD (NAME) | THDA c/o FIRSTAR BANK, N.A.,ISAOA (NAME) | 81-2-48 |
| 2311 23rd Ave., No. (ADDRESS) | P. O. Box 2907 (ADDRESS) | |
| NASHVILLE, TN 37208 (CITY) (STATE) (ZIP) | MILWAUKEE, WI 53201 (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, B. B. DOUBLEDAY, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETTY J. MINIARD, 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 124 of Buena Vista Heights Addition to Nashville, as of record in Book 161, page 19, Register's Office for said County.

Said Lot no. 124 fronts 50.0 feet on the westerly margin of Bosley Avenue, now known as 23rd Avenue North, and extends back westerly between parallel lines, 150 feet to an alley.

Being part of the same property conveyed to B. B. Doubleday, Jr., by Warranty Deed from Harris A. Gilbert, Trustee, of record in Book 4568, page 662, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

unimproved ( )
This is improved ( X ) property, known as 2311 23RD AVENUE NORTH, NASHVILLE, TN 37208
(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 6th day of March, 2002.

B. B. Doubleday Jr.

B. B. DOUBLEDAY, JR.

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 B. B. DOUBLEDAY, JR.

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 6th day of March, 2002

Commission expires May 29, 2005

Notary Public

I. DYKE TATUM

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