Box 58-A
Allison Title

(1)

WARRANTY DEED N-FORESTHILLS-01-254	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00 Affiant Subscribed and sworn to before me this 5th DAY OF October, 2001. Notary Public MY COMMISSION EXPIRES: 3/30/04

LAURA B. HOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie Harris	SAme	
84 Elberta Street	(NAME)	119-6-57
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN W. BURNS AND BETTY S. BURNS HUSBAND & WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARIE HARRIS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract No. 2: A lot or parcel of land in the 6th, formerly the 9th Civil district of Davidson County, described as follows: Beginning ont he southerly line of the Nannie T. Miller Estate at the northwest corner of the property conveyed to Martha L. Burns by deed from A.W. jackson and wife, of record in Book 1561 page 288, said REgister's office; thence northwardly 43 feet; thence eastwardly 132 feet; thence southwardly 42.9 feet to Burns' northeast corner; thence with her north line westwardly 133.5 feet to the beginning.
Being the same property conveyed to John William Burns and wife Betty Burns by Deed from Eldie Crosslin and Martha Lou Crosslin, dated 7/24/1972 and filed 7/24/1972 in Book 4621 page 489, REgister's Office for Davidson County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 84 Elberta Street, Nashville, Tennessee 37210
(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/our hand(s) this 5th day of October, 2001.

John W. Burns

Betty S. Burns

Davidson County DEEDWARR
Recvd: 03/11/02 11:48 2pgs
Fees:13.00 Taxes:299.70

20020311-0030089

STATE OF Tennessee
COUNTY OF Davidson

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named John W. Berns and Betty S. Burns 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 Nashville, Tennessee, this 5th day of October, 2001.

My Commission Expires: 5/30/04

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 5th day of October, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138