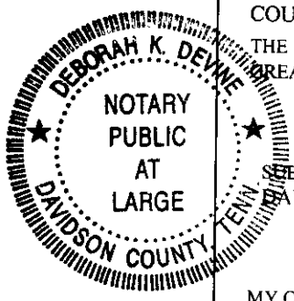
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/02 15:15 2pgs
Fees:13.00 Taxes:295.63

20020403-0040667



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

RETURN TO:
#198

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maarten Muller	WestAmerica Mortgage Company	72-10-287
(NAME)	(NAME)	
2221 Scott Avenue	1 S. 660 Midwest Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	OakBrook Terrace, Il 60181	
(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, Ernest A. Steadman, and wife, Vera L. Steadman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maarten Muller, a single person, and Theresa Untinen, a single person, 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 the northerly 60 feet of lot Nos. 58,59, & 60 on the Plan of Montgomery Heights, of record in Book 332, Page 47, Register's Office for Davidson County, Tennessee.

Said part of said lots front 60 feet on the easterly side of Scott Avenue and run back between parallel lines, along the southerly margin of an alley, 157 feet to the west line of Lot No. 57.

Being the same property conveyed to Ernest A. Steadman and wife, Very L. Steadman, by Warranty Deed from Charles M. Whitten and wife, Carolyn P. Whitten of record in Book 8342, Page 85, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2221 Scott Ave., 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 my/our hand(s) this 28th day of March, 2002.

Ernest A. Steadman

Vera L. Steadman

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 Ernest A. Steadman and Vera L. Steadman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2002.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public