Davidson County DEEDWARR
Recvd: 04/05/02 08:32 2pgs
Fees:13.00 Taxes:136.90

20020405-0041615

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40755** **FILE BOX "7"**

**WARRANTY DEED**

ALAN L. SATURN 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 **$ 37,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **3rd DAY OF APRIL, 2002.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

**THIS INSTRUMENT WAS PREPARED BY**
**SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **TEENA COLEBROOK**<br>**4217 W. 142ND Street, Apt. A**<br>**Hawthorne, CA 90250** | **S A M E** | **71-15-288** |

FOR AND IN 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 **1222 JOSEPH AVENUE TRUST, C. FLEETWOOD AS TRUSTEE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TEENA COLEBROOK**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

**Being Lot No. 42 in Sharp and Horn's 2nd Addition as per plan in Book 161, page 53, Register's Office for Davidson County, Tennessee, said Lot 42 fronts 50 feet on the west side of Joseph Street and runs back between parallel lines 145 feet to an alley and being the same property conveyed to Mattie G. Gear of record in Book 411, page 115, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to 1222 Joseph Avenue Trust, C. Fleetwood as Trustee, by deed from Jo Christi Jones and husband, Kenneth Austin Jones, of record in Instrument Number 20020116-0006429, Register's Office for Davidson County, Tennessee.**

**Unimproved ( )**

This is improved ( X) property, known as **1222 Joseph Avenue, Nashville, Tennessee 37207**
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 3rd day of April, 2002**

**JOSEPH AVENUE TRUST, C. FLEETWOOD AS TRUSTEE**

**By:** Joseph Avenue Trust by C. Fleetwood as trustee

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 C. FLEETWOOD, as Trustee for 1222 JOSEPH AVENUE TRUST, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28 2002