WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Joseph L. Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2002.

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAY 28, 2005

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Lee Perry	Joseph Lee Perry	081-16-0-153.00
(NAME)	(NAME)	
1008 32nd Avenue North	1008 32nd Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville , Tennessee 37209	
(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, Clark Fizer, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Lee Perry, 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 part of Lot Nos. 34 and 95 in McGavock, West & Others First Addition to Nashville, called the Town of McGavock, a plan of which if of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of Monroe Street, formerly Ophelia Avenue and 11th Avenue North formerly Filmore Avenue, being the southeast corner of said Lot No. 94; thence with the northerly margin of Monroe Street, easterly 50 feet; thence northwesterly parallel with 11th Avenue North, 88 feet, more or less to a point in the easterly margin of 11th Avenue North, half way between Monroe and Cheatham Streets; thence with the easterly margin of 11th Avenue North, southerly 75 feet to the beginning.

Being the same property conveyed to CLARK FIZER, by deed from PATRICIA KENDRICK, of record in Book 10657, page 860, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1036 Monroe Street, Nashville, TN
(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 25th day of April, 2002.

Clark Fizer

Davidson County DEEDWARR
Recvd: 04/26/02 09:29 2pgs
Fees:13.00 Taxes:18.50
20020426-0051447

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 Clark Fizer and wife, Katresa V. Fizer the bargainor (s), 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 25th day of April, 2002.

Commission expires:

Notary Public

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003