WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/02 11:23 2pgs
Fees:13.00 Taxes:284.90

20020429-0052141

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: 10-25-03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-2771

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody J. Miller	Suntrust Bank	081-12-0-045.00
(NAME)	(NAME)	
1705 Delta Avenue	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37230-5110	
(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, Woodbine Community Organization, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jody J. Miller, an Unmarried 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 part of Lot No. 292 on the North Nashville Real Estates Company's Plan of Lots in Nashville, Tennessee, a plan of which is of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Delta Ave., at the common corner of Lots 292 and 294; thence with the line between said lots, south 42 degrees 38' 45" west 134.40 feet to the right of way of Interstate Highway I-265; thence with said right of *north 69 degrees 18' 48" west **feet, more or less, to a point in the line between Lots No. 290 and 292; thence with the line between said two lots northeastwardly 155 feet, more or less, to the southwesterly margin of said Delta Avenue; thence with the same ~~southwestwardly~~ 50 feet to the point of beginning.

*way
**53 southeastwardly

Being part of the same property conveyed to Woodbine Community Organization by deed from Edd T. Turner, III and Charles Gibson, Jr. of record in Instrument No. 20010418-0038558, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1705 Delta Avenue, 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 19th day of April, 2002.

Woodbine Community Organization

By:

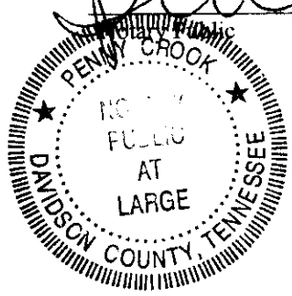
Cathy Dodd, Executive Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cathy Dodd with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Executive Director respectively of the Woodbine Community Organization, the within named bargainor, and corporation, and that he/she as such Executive Director being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Cathy Dodd as such Executive Director .

Notary Public

My Commission Expires: 9-25-04



PREPARED BY:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027