58 A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/30/02 15:33 2pgs
Fees:13.00 Taxes:505.90

20020430-0053181

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip M. Vinson	First Horizon Home Loan Corporation dba First Tennessee Home Loans	061-12-0/101.00
(NAME)	(NAME)	
1244 Plymouth Avenue	P. O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, Tennesse 37216	Memphis, TN 38101	
(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,

Joanna L. Stanfield and Barbara M. Green, both unmarried

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

Phillip M. Vinson and wife, Angela R. Vinson

, 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 Lot No. 9 and the easterly one-half of Lot No. 8 on the plan of Re-subdivision of certain Lots in Eastdale Place, of record in Book 974, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 and the easterly one-half of Lot No. 8 adjoin and front together 90.0 feet on the southerly margin of Plymouth Avenue and extend back between parallel lines a distance of 200.00 feet to a dead line.

Being the same property conveyed to Joanna L. Stanfield and Barbara M. Green, both unmarried, by Warranty Deed form Bryan Scot Smith and wife, Lisa Lincoln Smith, of record in Book 11687, page 105, Register's Office for Davidson County, Tennessee, dated September 24, 1999.

2002 County Taxes have been prorated and assumed by the Grantees.
Subject to any and all matters as shown on the plan of record in Plat Book 974, page 22, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1244 Plymouth Avenue, 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 26th day of April, 2002.

Joanna L. Stanfield

Barbara M. Green

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 4/26/2002, before me personally appeared Joanna L. Stanfield and Barbara M. Green to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of April, 2002.

Commission expires: October 25, 2003

Henry R. Allison, III
Notary Public

HENRY R. ALLISON, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.