Davidson County DEEDWARR
Recvd: 05/01/02 10:09 2pgs
Fees:13.00 Taxes:545.75

20020501-0053371

WARRANTY DEED

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 16-A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30th DAY OF April 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires SEPT 24, 2005

THIS INSTRUMENT PREPARED BY Richard Hedgepath, Jr., Attorney at Law, 4800 Charlotte Ave., Nashville, TN 37209.

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Timothy J. Nedrow and wife, Erin S. Nedrow	Fifth Third Mortgage Company	Map: 103-04-0 Parcel: 363.00
4025 Utah Avenue	250 W. Main St.	
Nashville, TN 37209	Lexington, KY 40507	

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, **Lovelle McCoy and husband, Leroy McCoy**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy J. Nedrow and wife, Erin S. Nedrow**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being the east 50 feet of the west 100 feet of Lot No. 82 on the map of West End Annex, of record in Book 332, page 61, Register's Office for said County.

Said part of said Lot fronts 50 feet on the southerly side of Utah Avenue and runs back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Fred E. Johnson and wife, Helen H. Johnson by deed from Mary L. Ross, a widow, and son, Doyle G. Ross, unmarried, of record in Book 1757, page 277, Register's Office for Davidson County, Tennessee. Subsequently, Fred E. Johnson and wife, Helen H. Johnson having divorced and Fred E. Johnson's interest having been divested from him and vested in Helen H. Johnson by Final Divorce Decree, recorded in Book 5864, page 884, said Register's Office. Also, Helen H. Johnson's name was restored to "Hutchison" by same decree (Helen Lavergne Hutchison). Subsequently, Helen L. Hutchison died testate and devised said property to Lovelle McCoy and husband, Leroy McCoy by Will of record in Vol. 2872, page 527902, Probate Court for Davidson County, Tennessee. A certified copy of said Will is recorded as instrument # 20020416-0046941, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4025 Utah Ave., Nashville, TN 37209.**

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 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 / or any encumbrances of record; 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 hands this 25th day of April 2002.

Lovelle McCoy – Grantor / Seller

Leroy McCoy – Grantor / Seller

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 Lovelle McCoy and husband, Leroy McCoy the bargainors, 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 25th day of April 2002.

My Commission Expires SEPT. 24 2005

NOTARY PUBLIC

My commission expires: _____