WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/01/02 10:25 2pgs
Fees:13.00 Taxes:666.00

20020501-0053397

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Vivrette	Chase Manhattan Mortgage Corp.	174-12
(NAME)	(NAME)	
5858 Pettus Road	1901 Boxborough Rd. Ste 406	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28211	
(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, Barry Christopher Floyd and wife, Dawn Floyd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Vivrette and Kristina C. Bonniville, joint tenants with right of survivorship, 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 the 5th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin and fence post in the easterly margin of Pettus Road; said point being the point of beginning of a 5.1 acre tract conveyed to Robert J. Purol and wife, Rosemary P. Purol, of record in Book 4416, Page 41, said Registers' Office; thence North 5 degrees 10 minutes East 206 feet more or less to an iron pin; thence South 82 degrees 10 minutes West 301.7 feet to an iron pin; thence South 15 degrees 10 minutes East 306.5 feet, more or less to an iron pin and fence post; thence North 82 degrees 55 minutes West 401.3 feet, more or less, to an iron pin, being the point of beginning.

BEING the same property conveyed to Barry Christopher Floyd by deed from Robert V. Haley and Charles R. Dornan of record in Book 8616, Page 810, Register's Office for Davidson County, Tennessee, and further being the same property conveyed by Quitclaim Deed from Barry Christopher Floyd unto Amy E. Floyd, conveying such an interest in the property as to create a tenancy by the entireties in Barry Christopher Floyd and wife, Amy E. Floyd by deed of record in Book 8888, Page 921, said Register's Office. Further, being the same property conveyed to Barry Christopher Floyd from Amy E. Floyd by Quitclaim Deed of record in Book 9359, Page 114, said Register's Office.

The herein described property description includes, but expressly excludes, a 40-foot square plot used as a burying grounds with the right of ingress and egress for Alice Wheeler Ledbetter, and her heirs.

Dawn Floyd, spouse of Barry Christopher Floyd, joins in this conveyance to convey all right, title and interest he/she may have in the above referenced property, including, but not limited to, marital rights.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 5858 Pettus Road, Antioch, TN 37013
(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 our hands this 29th day of April, 2002.

Barry Christopher Floyd

Dawn Floyd

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Barry Christopher Floyd and wife, Dawn Floyd, 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 29th day of April, 2002.

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public

