WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/02 10:38 2pgs
Fees:13.00 Taxes:303.03

20020506-0055116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,900.00

+ Tommy Tyus
Affiant

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

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

RICHARD MASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2002

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
Tommy Tyus	GMAC Mortgage Corporation	092-06-0-700.00
(NAME)	(NAME)	
2704 Batavia Street	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Horsham, PA 19044	
(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, John Richard Conditt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommy Tyus, 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:

Land in Davidson County, Tennessee, being Lot No. 44 in Falconer and Ashcrafts Subdivision of Lots 18 and 19, in the Boyd McNairy Tract, of record in Book 57, page 21, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to JOHN RICHARD CONDITT, by deed from ARNEL WASSON TURNER, ORLANDO WILLIAM TURNER, ARCHILENE J. TURNER JACKSON, LYONELL TURNER, JR., LYORANT TURNER, LAKESHIA TURNER RAINEY, of record as Instrument No. 20010412-0036108, said Register's Office.

This is not the principal residence of the grantor.

unimproved ☐

This is improved ☒ property, known as 2704 Batavia Street, 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 26th day of March, 2002.

John Richard Conditt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the, the undersigned, A Notary Public in and for said County and State, the within named John Richard Conditt the bargainor, with whom I am personally acquainted or have proved on the basis of satisfactory evidence, and who acknowledged that he executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of March, 2002.

Commission expires:

Notary Public

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003