(1)

WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 05/14/02 08:39 2pgs
Fees:13.00 Taxes:257.15

20020514-0058854

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Andrel C. Mallone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2002.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: June 16, 2004.
(AFFIX SEAL)

Return to

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrel C. Mallone	Columbia National, Inc.	Map 81-6 Parcel 277
(NAME)	(NAME)	
2506 Buchanan Street	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Columbia, MD 21045-8050	
(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 H. DOWNER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREL C. MALLONE, UNMARRIED**, 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. **31** on the Plan of Cumberland Gardens, Section Eight, of record in Plat Book 3300, page 82, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barry H. Downer, unmarried by warranty deed of Sean R. Queen, unmarried of record in instrument number 20010911-0098640, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO : (1) 2002 Metropolitan County Taxes a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable. Map 81-6 Parcel 277; (2) Subject to all matters appearing on the plan of record in Plat Book 3300, page 82, Register's Office of Davidson County, Tennessee; (3) Restrictive covenants contained in instrument of record in Book 3435, page 225 and Book 4167, page 982, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2506 Buchanan 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 10th day of May, 2002.

Barry H. Downer

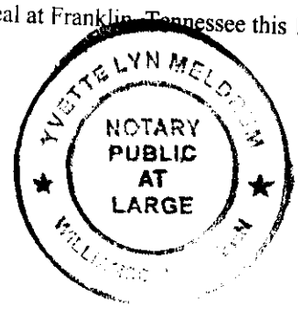
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Barry H. Downer, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 10th day of May, 2002.

Commission expires: June 16, 2004



Yvette Lyn Meldrum

Notary Public