Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/02 13:14 2pgs
Fees:13.00 Taxes:370.00

20020604-0067485

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 3-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy Nicholson (NAME)	same (NAME)	MAP 83-10
1613 Gartland Avenue (ADDRESS)	(ADDRESS)	PARCEL 141
Nashville, TN 37206 (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, Melvin D. Blackwell and wife, Brenda S. Blackwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joy Nicholson and Jada Bradley and Jan Gatlin

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. 2 on an unrecorded Map showing a Subdivision of a part of the North part of Lot No. 81 on the Plan of Lockeland or Chadwell Homeplace, in East Nashville, as of record in Book 57, page 135, Register's Office for said County, and also being part of Lot No. 25 on the Map of W. R. Cornelius Jr.'s Subdivision, as of record in Book 57, page 124, said Register's Office and described according to a survey made by Pete Meyer, Surveyor, dated December 27, 1945, as follows:

Beginning at a point in the northerly margin of Gartland Avenue, 56.1 feet west of the west margin of North 17th Street; thence along the north margin of Gartland Avenue westerly 55 feet to the corner of Lot Nos. 2 and 3; thence with the line between said lots, northerly 145 feet to a point; thence South 89 deg. East 54.9 feet to a point, which is 55.3 feet west of the westerly margin of North 17th Street; thence South 1 deg. West 146 feet to the beginning.

Being the same property conveyed to Melvin D. Blackwell and wife, Brenda S. Blackwell by deed from Bernice Valoise Wheeler Fuller and husband, James W. Fuller of record in Book 4011, page 428, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 57, page 135 and Book 57, page 124, said Register's Office.

Taxes for the year 2002 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1613 Gartland Avenue, Nashville, TN 37206
(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 hand s this 31st day of May, 2002

Melvin D. Blackwell
Melvin D. Blackwell

Brenda S. Blackwell
Brenda S. Blackwell

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 Melvin D. Blackwell and wife, Brenda S. Blackwell

the bargainor s, 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 31st day of May 2002.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public