WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Esque Roberts
Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 09, 2003

Davidson County DEEDWARR
Recvd: 06/04/02 14:43 2pgs
Fees:13.00 Taxes:129.50

20020604-0067628

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
Esque Roberts	Esque Roberts	0925-05-0-118.00
(NAME)	(NAME)	
938 34th Avenue North	938 34th Avenue North	
(ADDRESS)	(ADDRESS)	
, TN	Nashville, TN 37209	
(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, The Estate of Annie L. Redd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esque Roberts, 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 the south 50 feet of the North 250 feet of the West 150 feet of Block 42 on the Plan of Midway, as of record in Book 421, page 11, Register's Office for said County.

Said part of said Block fronts 50 feet on the east side of 34th Avenue North and runs back between parallel lines parallel to and 200 feet south of the southerly margin of Albion Street of Avenue 150 feet to an alley.

Being the same property conveyed to Annie L. Redd, by deed from Arnette Williamson and wife, Maude Williamson, of record in Book 2093, page 494, said Register's Office.

~~The said Annie L. Redd, having since died~~

unimproved ☐

This is improved ☒ property, known as 938 34th Avenue North, Nashville, TN 37209

(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 29th day of March, 2002.

Estate of Annie L. Redd

By: Monica Edwards Conservator
Monica Edwards, Conservator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of March, 2002, before me personally appeared Monica Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of The Estate of Annie L. Redd, and who acknowledged that she executed the within instrument as the free act and deed on behalf of The Estate of Annie L. Redd in her capacity as the Conservator for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2002.

Commission expires:

Notary Public

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003