Davidson County DEEDWARR
Recvd: 06/14/02 13:40 2pgs
Fees:13.00 Taxes:66.60

20020614-0072589

WARRANTY DEED

R-AMANDA-02-0524

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

Subscribed and sworn to before me this 4th DAY OF June, 2002.

Notary Public

MY COMMISSION EXPIRES 9-28-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lone Oak Trust	Lone Oak Trust (NAME)	
82 Elberta Street (ADDRESS)	2012 21st Ave. South (ADDRESS)	119-06-59
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMANDA THOMPSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LONE OAK TRUST, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Tract No. 3: A lot or parcel of land in the 6th, formerly the 9th Civil District of Davidson County, described according t a survey made by Z. J. Wilkinson, Surveyor, June 25, 1946.
Beginning on the northerly margin of Elberta Street at a point 162 feet east of the northeast corner of Elberta Street and Miller Street thence northwardly and parallel with Miller Street 107 feet more or less, to the Southerly line of the Nannie T. Miller Estate, in Book 1334, page 196, Register's Office for said county, thence South 1'45' West 107.10 feet to the northerly margin of Elberta Street, thence along said Street, westwardly 138 feet to the point of beginning.

Being the same property conveyed to Amanda Thompson dated December 7, 2001,in Book 6050, page 93, Register's Office for Davidson County, Tennessee.

Amanda Thompson, Trustee with full power to mortgage, sell, transfer and convey without joinder of any Beneficiary.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 82 Elberta Street, Nashville, Tennessee 37210
(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/our hand(s) this 4th day of June, 2002.

Amanda Thompson

Amanda Thompson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Amanda Thompson , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 2002.

My Commission Expires:

9-28-2002

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

My Commission Expires SEPT. 28, 2002

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 4th day of June, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903