Box 58-A

13.50
603.10

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/02 10:23 2pgs
Fees:13.00 Taxes:603.10
20020620-0074532

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Owens	Jerry Owens	104-16-0/216.00
(NAME)	(NAME)	
1718 Beechwood Avenue	1718 Beechwood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-5502	Nashville, TN 37212-5502	
(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,

Naomi Manning and Clarence Manning

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry Owens

, 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 easterly one half of Lot No. 208 on the Map of Belmont Land Company's Plan of record in Book 421, page 34.

Said part of said lot fronts 50 feet on the north side of Beechwood Avenue and runs back between lines 195.9 feet on the east line and 195.3 feet on the west line to an alley in the rear, measuring 50 feet thereon.

Subject to Restrictive Covenants contained in an instrument of record in Book 670, page 585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence Eugene Manning and wife, Naomi Manning by deed from William P. Ortale and wife, Jean H. Ortale, dated August 28, 1969 and filed for record in Book 4362, page 441, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1718 Beechwood Avenue, Nashville, TN 37212-5502
(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 13th day of June, 2002.

Naomi Manning

Clarence Manning

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On June 13, 2002, before me personally appeared Naomi Manning and Clarence Manning to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of June, 2002.

Commission expires: 7-30-05

BROOKE H. PINKERTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Brooke H. Pinkerton

Notary Public