Davidson County DEEDWARR
Recvd: 06/27/02 14:23 2pgs
Fees:13.00 Taxes:336.33

20020627-0077768

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WARRANTY DEED

This Indenture made this **18th** day of **June, 2002** between **B & W Management, LLC, ,** GRANTOR, and **Sandra Q. Holt, unmarried ,** as GRANTEEs

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

LAND in Davidson County, Tennessee being Lot No. 21 and the westerly part of Lots No. 23 on the Map of Sam and Emily Lee's Subdivision, as of record in Book 421, page 191, Register's Office for Davidson County, Tennessee.

SAID westerly part of lots 23 and 24 fronts together 90 feet on the westerly side of 31st Avenue North, and adjoin to Lots Nos. 21 and 22, running back westwardly 185 feet on the north side of a 10 foot alley. Thence northwardly on the east side of 10 foot alley in the rear 85 feet. Thence eastwardly 65 feet to 31st Avenue North. Thence southwardly 90 feet to the beginning.

Being a portion of the same property conveyed to B & W Management, LLC by Warranty Deed from Vannorris Lawrence of record in Instrument Number 20011009-0110040, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 421, page 191, Register's Office for Davidson County, Tennessee.

Subject to any and all easement and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 809 31st Avenue N., Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **18th** day of **June, 2002.**

B & W Management, LLC

Evaniel Johnson

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Evaniel Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Project Director of the B & W Management, LLC, and that he/she as such Project Director executed the foregoing instrument for the purpose therein contained by signing the name of B & W Management, LLC by him/her self as Project Director.
Witness my hand and official seal this 18th day of June, 2002.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $90900

Affiant

Subscribed and sworn before me this 18th day of June, 2002.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Sandra Q. Holt
809 31st Avenue N.
Nashville, Tennessee 37209

Send Tax Bills to:
Mortgage Resources, Inc
404 BNA Drive
Nashville, Tennessee 37217

Map & Parcel Number:

Map 92-06 Parcel 285