Davidson County DEEDWARR
Recvd: 07/15/02 09:42 2pgs
Fees:13.00 Taxes:370.00

20020715-0084522

WARRANTY DEED

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 12th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet C. Brooks (NAME)	SAME (NAME)	MAP 83-05
391 Blackman Road (ADDRESS)	(ADDRESS)	PARCEL 368
Nashville, TN 37211 (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, Christine Gammons McElwee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet C. Brooks and Robert D. Young and Timothy Kennefick

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:

Land in Davidson County, Tennessee, being the easterly 48.6 feet of Lot No. 2 of Block No. 1 on the Plan of the T. P. Weakley Home Place of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 48.6 feet on the southerly side of Franklin Avenue and extends back between parallel lines 240 feet to an alley.

Being the same property conveyed to O. Gratten McElwee and wife, Christine Gammons McElwee, by deed from Charles T. Waggoner, unmarried, of record in Book 4050, page 637, said Register's Office. O. Gratten McElwee has since died vesting title solely in Christine Gammons McElwee.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 50, said Register's Office.

Christine Gammons McElwee is the same person as Christine McElwee.

unimproved ( )
This is improved (X) property, known as 1408 Franklin Avenue, Nashville, Tennessee 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 my hand this 12th day of July 2002

Christine Gammons McElwee by Jeffie E. Gammons Jr. P.O.A.
Christine Gammons McElwee by Jeffie Eugene Gammons, Jr.
Attorney in Fact

JUL-12-02 THU 3:49 PM FARMER TITLE FAX NO. 6152930191 P. 4

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 Christine Gammons McElwee

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2002.

Commission expires

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, executed 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 day of July, 2002, before me personally appeared Jeffie Eugene Gammons, Jr., to me known to be the person who executed the foregoing instrument on behalf of Christine Gammons McElwee and who acknowledged that he executed the same as the free act and deed of Christine Gammons McElwee.

Witness my hand and seal this 11 day of July, 2002.

Linda H. Drollinger
Notary Public

LINDA H. DROLLINGER
Notary Public At Large
(SEAL)
HICKMAN COUNTY, TN

My Commission Expires:

1-2-2003

JUL-11-02 THU 3:49 PM FARMERS TITLE FAX NO. 6152903178 P. 5