WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,500.00

Estella Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/18/02 15:06 2pgs
Fees:13.00 Taxes:20.35
20020718-0086892

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
Merry Street Church of God 7th Day	**SAME**	92-07-258
(NAME)	(NAME)	
2416 Merry Street		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		
(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, Estella Ross,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Merry Street Church of God 7th Day, 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:

*unmarried

Land in Davidson County, Tennessee, being the easterly half of Lot 21 in the Subdivision of Lots Nos. 8,9 and 10 of the Boyd McNairy Plan as of record in Plat Book 21, page 93, Register's Office for Davidson County, Tennessee.

Said part of Lot 21 fronts 60 feet on the north side of East Avenue, formerly Watkins Street, and extends back between parallel lines 191 feet to an alley.

Being the same property conveyed to Joseph Ross and wife, Estella Ross, by deed from Emma Drake De Ross, of record in Book 2546, page 234, Register's Office for Davidson County, Tennessee.

The said Joseph Ross having since died.

unimproved ☒

This is improved ☐ property, known as 2304 Merry Street, Nashville, TN 37208
(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 17th day of June, 2002.

Estella Ross By: Delores Gresham

by Delores Gresham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of June 2002, before me personally appeared Delores Gresham, 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 Estella Ross, and who acknowledged that she executed the same as the free act and deed of the said Estella Ross by virtue of that Power of attorney, duly executed by the said Estella Ross and appearing of as Instrument No. * 20020718 - 0086891, said Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 2002.

Commission expires:

Notary Public

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003