Book 52-A

WARRANTY DEED

543.00
13
556

Davidson County DEEDWARR
Recvd: 07/22/02 10:43 2pgs
Fees:13.00 Taxes:543.90

20020722-0087604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernando Alvarez (NAME)	Fernando Alvarez (NAME)	042-15-0/020.00
236 West Marthona Road (ADDRESS)	236 West Marthona Rd. (ADDRESS)	
Madison, TN 37072 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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,

Sam N. Young and wife, Evelyn H. Young

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

Fernando Alvarez a single man

, 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 Lots 89,90, 91 and 92 inclusive in Block "C" on the unrecorded Plan of Marthonna Subdivision beginning at a point 300 feet north of the northwest corner of intersection of Esell Road South and Marthonna Road; thence with the westerly margin of said Marthonna Road, North 2 deg. 58 min. East 100 feet to a point; thence North 86 deg. 02 min. West 275 feet to a point; thence South 2 deg. 58 min West 100 feet to a point; thence South 86 deg. 02 min. East 275 feet to the point of beginning.

Being the same property conveyed to Sam N. Young and wife, Evelyn H. Young, by deed from Bill L. Bryan and wife, Stella F. Bryan, dated July 16, 1957 and filed for record in book 2690, page 243, Register's Office for Davidson County, Tennessee.

Deed of Trust executed by Sam N. Young and wife, Evelyn H. Young, to Hugh M. Quenner, Trustee, which secured to Pinnacle national Bank an indebtedness in the original principal amount of $125,000.00 and was executed on March 22, 2002 and filed for record as Instrument No. 20020402-0040020 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 236 West Marthona Rd., Madison, TN 37115
(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.

EB.4

Witness my/our hand(s) this 15th day of July, 2002.

Sam N. Young

Evelyn H. Young

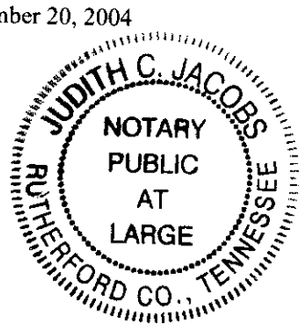
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 7/15/2002, before me personally appeared Sam N. Young and wife, Evelyn H. Young 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 15th day of July, 2002.

Commission expires: September 20, 2004



Judith C. Jacobs

Notary Public