WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/02 13:30 2pgs
Fees:13.00 Taxes:247.90

20020724-0088920

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

John A. Canter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Law Office of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. English	**OWNER**	**Map 91-07**
(NAME) **4906 Kentucky Avenue**	(NAME)	**Parcel 176**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **Denny Stamps and Doug Brooks**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John C. English and John A. Canter, Joint Tenants with right of survivorship**, 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 part of Lot 805 and 811 and all of Lot 807 and 809 on the Plan of Block 141 West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said property fronts together 70 feet on the North of Kentucky Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Denny Stamps and Doug Brooks by Substitute Trustee Deed from Priority Trustee Services of TN, LLC as Substitute Trustee of record as Instrument No. 20020328-0038539, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all conditions and easements; (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, pages 74 and 75, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4906 Kentucky Avenue, Nashville, TN 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 our hands this 23rd day of July, 2002.

Denny Stamps

Doug Brooks

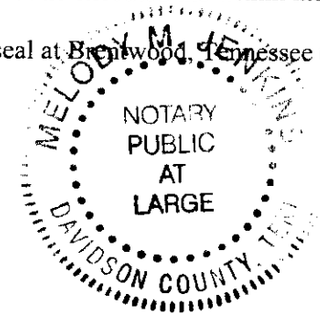
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, **Denny Stamps**, 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 Brentwood, Tennessee this 18th day of July, 2002.

Commission expires:



Melody M. Jenkins Notary Public

My Commission Expires SEPT. 28, 2002

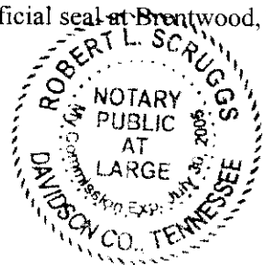
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, **Doug Brooks**,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 Brentwood, Tennessee this 23rd day of July, 2002.

Commission expires:



Notary Public