WARRANTY DEED

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Clyde E. Thompson
Affiant

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

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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
Clyde E. Thompson	Clyde E. Thompson	092-05-0-110.01
(NAME)	(NAME)	
933 34th Avenue North	933 34th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37209	
(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, Monica D. Edwards as Administrator Pendente Lite for The Estate of Mary R. Hardy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clyde E. Thompson, unmarried, 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 north 50 feet of the south 200 feet of the east ½ of Block No. 47 on the Plan of Midway, as of record in Book 421, page 11, Register's Office for said County.

Said part of Block No. 47 fronts 50 feet on the westerly side of 34th Avenue North, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Henry C. Hardy and wife, Mary R. Hardy by deed of record in Book 3766, page 613, Register's Office for Davidson County, Tennessee. The said Henry C. Hardy having predeceased Mary R. Hardy. Mary R. Hardy having since died.

unimproved ☐

This is improved ☒ property, known as 933 34th Avenue North, Nashville, TN

(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 15th day of July, 2002.

The Estate of Mary R. Hardy

By: Monica D. Edwards Administrator Pendente Lite
Monica D. Edwards, Administrator Pendente Lite

Davidson County DEEDWARR
Recvd: 07/24/02 14:40 2pgs
Fees:13.00 Taxes:394.05

20020724-0089003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of July, 2002, before me personally appeared Monica Edwards, 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 The Estate of Mary R. Hardy, and who acknowledged that she executed the within instrument as the free act and deed on behalf of The Estate of Mary R. Hardy in her capacity as the Administrator Pendente Lite

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2002.

Commission expires:

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

Notary Public