WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/02 10:54 2pgs
Fees:13.00 Taxes:344.10

20020802-0092785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.

(AFFIX SEAL)

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Hickory Blvd, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin D. Walker	A I Mortgage, Inc.	81-4-187
(NAME)	(NAME)	
1905 Third Avenue North	413 Welshwood Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	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, Jerry Vinett Jr. Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin D. Walker and wife, Beatrice J. Walker, 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:

TRACT 2
BEING the northerly 37 feet of Lot No. 2 and the southerly 0.5 feet of a foot of Lot No. 3 on the Eli L. Woods plan of Lots, as of record in Book 21, Page 30, Register's Office for said County. Said parts of Lots Nos. 2 and 3 front together 37.05 feet on the westerly side of Third Avenue North and runs back between parallel lines, 166 feet to an alley.

BEING the same property conveyed to Jerry Vinett Jr., Corporation by Warranty Deed from Top Motors, Inc., a Tennessee Corporation, of record in Instrument No. 20010607-0059705, Register's Office for Davidson County, Tennessee.

TRACT 3
BEING the northerly 14.5 feet on the southerly 15 feet of Lot No. 3 on the Plan of Eli L. Woods Plan of Lots, as of record in Book 21, Page 30, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 3rd Avenue North at the southeast corner of the property conveyed to William Wade Carter and wife, from Leon Gilbert of record in Book 2028, Page 170, said Register's Office; thence with Carter's southerly line westward 166 feet to the easterly margin of an alley; thence with said alley southwardly 14.5 feet to the northwest corner of the property conveyed to Martin E. Gilmore by Deed from J. S. Walsh, of record in Book 2196, Page 433, said Register's Office; thence with Gilmore's northerly line eastwardly 166 feet to the westerly margin of 3rd Avenue North; thence with said Avenue northwardly 14.5 feet to the point of beginning.

BEING the same property conveyed to Jerry Vinett Jr., Corporation by Warranty Deed from Top Motors, Inc., a Tennessee Corporation, of record in Instrument No. 20010607-0059704, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1905 Third Avenue North, 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 31st day of July, 2002.

Jerry Vinett Jr. Corporation

By:
Jerry Vinett, Jr., President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Jerry Vinett Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he is the President of Jerry Vinett, Jr. Corporation and is authorized to execute this document on behalf of Jerry Vinett Jr. Corporation for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2002.

Commission expires: January 25, 2003

MARK A. ELLMORE, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Mark A. Ellmore, Jr. Notary Public