WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES. .

(AFFIX SEAL)

My Commission Expires MAY 29, 2003

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
Constance E. Davidson	Calvary Mortgage	080-03-0-027.00
(NAME)	(NAME)	
3354 Olsen Lane	2209 Crestmoor Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, TN 37215	
(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, Angela M. Boyd, married, Curtis D. Dowdy, unmarried and Sandra J.D. Dowdy, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Constance E. Davidson, 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 Lot No. 530 on the Plan of Bordeaux Hills, Section 8, as of record in Book 4175, page 113, Register's Office for said County.

Said Lot No. 530 fronts 55 feet on the northeasterly side of Olsen Lane and extends back between parallel lines 143.0 feet to the right of way of the Illinois Central Railroad.

Being the same property conveyed to MINNIE M.J. DOWDY, by deed from RUBY C. LYNN, recorded in Book 4815, page 231, the said Minnie M.J. Dowdy having since died, the Will of Minnie Sherron a/k/a Minnie M.J. Dowdy of record as Instrument No. 1904/349636, Davidson County Probate Court Clerks Office Devised the property to Angela M. Boyd, Curtis D. Dowdy, and Sandra J. D. Boyd.

unimproved ☐

This is improved ☒ property, known as 3354 Olsen Lane, Nashville, TN 37218

(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 5th day of August, 2002.

Sandra J.D. Boyd

Angela M. Boyd

Roderick R. Boyd

Curtis D. Dowdy

Davidson County DEEDWARR
Recvd: 08/12/02 12:04 2pgs
Fees:13.00 Taxes:258.63

20020812-0097110

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 5th day of August 2002, before me personally appeared Angela M. Boyd and husband Roderick R. Boyd, Curtis D. Dowdy and Sandra J.D. Boyd, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

Notary Public

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003