WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/02 09:59 2pgs
Fees:13.00 Taxes:333.00

20020827-0103351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$75,000.00~~ $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RICHARD MAY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 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
R. Gregg Poole	R. Gregg Poole	050-15-0-052.00
(NAME)	(NAME)	
121 21st Avenue North, Suite 302	3321 Spears Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN	
(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, Margaret Ann Sykes and Teresa Sykes, as to a ½ interest and Katie Vaughn, Cheryl Dianne Williams and Clara Smith, as to a ½ interest., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Gregg Poole, married, 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. 423, on the Plan of Parkwood Estates, Section III, of record in Book 3300, page 31, Register's Office for said County.

Said Lot No. 423 fronts 74.23 feet on the northerly side of Spears Road and extends back 151.9 feet on the easterly line and 150 feet on the westerly line to a dead line measuring 89.2 feet thereon.

Being the same property conveyed to Freddie Beene and wife, Sammie M. Beene, by deed from Douglas M. Davis and wife, Margaret Davis of record in Book 5228, page 128, Sammie M. Beene having predeceased Freddie Beene, the Will of Freddie M. Beene of record in Volume Book 2714, page 498956, Davidson County Probate Court Clerks Office devised the subject property to Margaret Ann Sykes and Teresa Sykes, as to a ½ interest and Katie Vaughn, Cheryl Dianne Williams and Clara Smith, as to ½ interest.

Katie Vaughn and Katie M. Vaughan are one and the same person.

John William Sykes and Fredrick T. Wiggins join in the execution for the purposes of relinquishing all their marital rights.

unimproved ☐

This is improved ☒ property, known as 3321 Spears Road, 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 our hands this 19th day of August, 2002.

John William Sykes

Katie M. Vaughan

Margaret Ann Sykes

Cheryl Dianne Williams by Katie M. Vaughan, Atty-In-Fact

Teresa Sykes

Fredrick T. Wiggins

Clara Smith by Katie M. Vaughan, Atty-In-Fact

Cheryl Dianne Williams by Katie M. Vaughan, Atty-In-Fact

Clara Smith by Katie M. Vaughan, Atty-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in andfor said County and State, the within named Katie M. Vaughan, unmarried, Margaret Ann Sykes and John William Sykes, and Teresa Sykes and Fredrick T. Wiggins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2002.

Commission Expires:

Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of August, 2002, before me personally appeared Katie M. Vaughan, 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 Cheryl Dianne Williams and Clara Smith, and who acknowledged that he executed the same as the free act and deed of the said Cheryl Dianne Williams and Clara Smith by virtue of that Power of Attorney, duly executed by Cheryl Dianne Williams and Clara Smith and appearing of record as Instrument No._____ and Instrument No. _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2002.

Commission Expires:

Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003