03

Ruby Tuesday 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~August 14, 2004~~ 3/14/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARK D. BOLES, SR., ATTORNEY AT LAW
The Griffin Center 255 Dover Road, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Trebing	Countrywide Home Loans, Inc.	103-09-0-52.00
(NAME)	(NAME)	
817 Kendall Drive	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Calabashas, CA 91302-1613	
(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, **DUANE A. BLEVINS AND KEVIN J. FLEMMING, EACH WITH A ONE-HALF UNDIVIDED INTEREST AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL A. TREBING AND ANGELA M. DISRUD, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the city of Nashville, Davidson County described as:
Being the northerly 82.5 feet of Lot No. 52, on the plan of Brookside Court Subdivision, Addition No. 4, Section 4, as of record in Plat Book 2083, Page 59, Registers Office for Davidson County, Tennessee.

Said Northerly part of Lot No. 52 fronts 82.5 feet on the westerly side of Kendall Drive and runs back 139.72 feet on the northerly line and 137 feet more or less on the southerly line to a dead line measuring 82.5 feet thereon.

This being the same property conveyed to Duane A. Blevins and Kevin J. Flemming, each with a one-half undivided interest as tenants in common by Warranty Deed from Leo J. Donahue of record in Instrument No. 20020221-0022159, a re-recording of Instrument No. 20011231-0145045, Register's Office Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 817 Kendall Drive, Nashville, TN 37209
(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 27th day of August, 2002.

Duane A. Blevins

Kevin J. Flemming

MARK D. BOLES, SR. NOTARY PUBLIC AT LARGE MONTGOMERY CO.

Davidson County DEEDWARR
Recvd: 09/04/02 07:49 2pgs
Fees:13.00 Taxes:628.63

20020904-0106191

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27 day of August, 2002, before me, Mark D. Boles, Sr., personally appeared Duane A. Blevins and Kevin J. Flemming, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument and that the execution of same was their free act and deed.

Sworn to and subscribed before me this 27th day of August, 2002. In witness whereof I have hereunto set my hand and affixed my official seal at Nashville, Tennessee.

My Commission expires: August 14, 2006

MARK D. BOLES, SR. NOTARY PUBLIC AT LARGE MONTGOMERY CO.

Mark D. Boles, Sr. Notary Public