Davidson County DEEDWARR
Recvd: 09/11/02 10:50 2pgs
Fees:13.00 Taxes:166.50
20020911-0110583

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02tn02707 Box 33B

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Michael S Ott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2002

Gail C Victory
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL S. OTT 936 MAXWELL AVENUE NASHVILLE, TN 37207	COUNTRYWIDE HOME LOANS 1520 MEMORIAL BLVD STE 104 Murfreesboro, TN 37130	82-8-340

FOR AND IN 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, I,

DOROTHY LEE STAFORD, A WIDOWED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL S. OTT, AN UNMARRIED MAN

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:

Being Lot No. 17 on the Map of House and Simonton's Subdivision of Lots Nos. 1 to 16, inclusive, of the Stratton and Seymour's Addition to Edgefield, of record in Book 57, Page 137, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the southerly side of Maxwell Street and runs back between parallel lines, along the easterly margin of McFerirn Avenue, 175 feet to an alley.

Being the same property conveyed to Joe H. Stafford and wife, Dorothy Lee Stafford, by Installment Deed from D. M. Street and wife, Annie Wells Street, dated October 4, 1944 and recorded October 4, 1944 in Book 1304, page 194, Register's Office for Davidson County, Tennessee

SAID JOE H. STAFFORD HAVING SINCE DIED.

Durable Power of Attorney as of record in Instrument Number 20020819-0099913, said Register's Office.

Unimproved ( )
This is improved (X) property known as **936 MAXWELL AVENUE NASHVILLE, TN 37207**
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 day 28th of August, 2002

Dorothy Lee Stafford by Guy Veronda Lee Brasher
Attorney - In - Fact
DOROTHY LEE STAFFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of August, 2002, before me personally appeared Wenonah Lee Bratcher to me known to be the person who executed the foregoing instrument in behalf of Dorothy Lee Stafford as her Attorney in Fact, and acknowledged that Wenonah Lee Bratcher executed the same as the free act and deed of the said Dorothy Lee Stafford.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of August, 2002.

My commission expires:_____

Notary Public

