Davidson County DEEDWARR
Recvd: 09/19/02 10:15 2pgs
Fees:13.00 Taxes:539.28

20020919-0114184

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41245** **FILE BOX "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ ~~146,500.00~~ 145,750 —

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 17TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

My Commission Expires July 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
NICK BRADLEY et ux **JERI S. BRADLEY** **6729 Christiansted Lane** **Nashville, TN 37211**	**S A M E**	**83-6-228**

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, NINA MARIE SPIVEY, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICK BRADLEY and wife, JERI S. BRADLEY**

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 the east 60 feet front and 58 feet rear of Lot No. 1 on the unrecorded resubdivision of Lot No. 2 Martha Martin Lands, as of record in Book 8, pages 441 and 442, Register's Office for said County, and described according to a survey made by T. R. Sanford, dated October 7, 1966, as follows:

Beginning at a point in the north margin of Eastland Avenue, at the corner of Lots 1 and 2; on the unrecorded subdivision, said point being 108 feet west of Benson Avenue; thence northerly with the line between said lots 245 feet to the south margin of an alley, which point is 110 feet west of Benson Avenue; thence with said alley, west 58 feet to a point; thence south 245 feet more or less to a point in the north margin of Eastland Avenue; thence with said Avenue, east 60 feet to the point of beginning.

Being the same property conveyed to Nina Marie Spivey, unmarried, by Quitclaim Deed from John J. Archer, Trustee for Nina Marie Spivey, of record in Book 5123, page 430, Register's Office for Davidson County, Tennessee and being the same property conveyed to Nina Marie Spivey, unmarried, and Vernon M. Spivey, Trustee for the said Nina Marie Spivey, by deed from William K. Spivey, Sr., et al, of record in Book 4552, page 578, said Register's Office; the said Vernon M. Spivey having since died; and John J. Archer having been appointed successor Trustee for Nina Marie Spivey, by order of the Probate Court of Davidson County, Tennessee, which order appears of record in Book 5117, page 191, said Register's Office.

See Power of Attorney recorded simultaneously herewith.

Unimproved ( )

This is improved (X) property, known as **1613 Eastland Avenue, Nashville, Tennessee 37206**

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 17TH DAY OF SEPTEMBER, 2002.

Nina Marie Spivey by Rebecca S. Ferguson, Atty in Fact
NINA MARIE SPIVEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 17th day of September, 2002, before me personally appeared REBECCA S. FERGUSON, to me known to be the person who executed the foregoing instrument in behalf of NINA MARIE SPIVEY, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said NINA MARIE SPIVEY, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires [redacted]