WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7547

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Irma K. Majors
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9/27/02

NOTARY PUBLIC AT LARGE COUNTY TN

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irma K. Majors	SAME	083-14-0-242.00
(NAME)	(NAME)	
322 S. 17th St.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37206	SAME	
(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, **Walter Morgan, Jr. and wife, Melanie Morgan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Irma K. Majors**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 10/08/02 10:36 2pgs
Fees:13.00 Taxes:536.50
20021008-0122379

This is improved ☒ unimproved property, known as 322 S. 17th St., Nashville, TN 37206
(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/my hands this 9/27/02

Walter Morgan, Jr.

Melanie Morgan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Walter Morgan Jr. and Melanie Morgan and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 9/27/02.

Commission expires: 5/20/06

L. SMITH NOTARY PUBLIC AT LARGE COUNTY TN

Notary Public

File No.: 11006537S

EXHIBIT A

Land in Davidson County, TN, being the easterly 100 feet of Lot No. 97, Edgefield Land Company's Subdivision, recorded in Book 57, page 130, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter Morgan Jr., and wife, Melanie Morgan, by Warranty Deed from Gene A. Sardon, and wife, Willa P. Sardon, dated 2/28/02, of record in Instrument No. 20020403-0040779 Register's Office for Davidson County, Tennessee.
Property Address:
322 S. 17th St.
Nashville, Tennessee 37206

W. K. M.