WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE)
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Lucy Hoyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Sept, 2002

Notary Public

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

NOTARY PUBLIC AT LARGE DAVID COUNTY, TN

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
Lucy Hoyer	SAME	173-01-271.00
(NAME)	(NAME)	
313 Cedarcreek Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **Phyllis E. Davis, unmarried.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucy Hoyer ,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:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 10/08/02 10:39 2pgs
Fees:13.00 Taxes:259.00
20021008-0122385

unimproved
This is improved ☒ property, known as 313 Cedarcreek Drive, Nashville, TN 37211
(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 9/30/02.

Phyllis E. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Phyllis E. Davis 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 9/30/02

Commission expires:
5/20/06

NOTARY PUBLIC AT LARGE DAVID COUNTY, TN

Notary Public

File No.: 11006707S

EXHIBIT A

Being Lot No. 25B on the Plan of Zone Lot Division Lots 25 and 26 Section V, Monte Carlo as shown on plat of record in Plat Book 6900, page 130 Register's Office Davidson County, Tennessee. Said Lot No. 25-B fronts 39.98 feet on the northerly margin of Cedercreek Drive and extends back 124.84 feet on the easterly line and 124.74 feet on the westerly line to a dead line in the rear measuring 40.80 feet thereon.

Being the same property conveyed to Phyllis E. Davis unmarried by Deed from Security Federal Savings and Loan Association of Nashville dated 12/5/88, recorded 12/29/88 in Book 7738, page 352, Register's Office for Davidson County, Tennessee.
Property Address:
313 Cedarcreek Drive
Nashville, Tennessee 37211