WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/02 14:40 2pgs
Fees:13.00 Taxes:347.80

20021008-0122820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: November 21, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Boulevard, Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Martin	Homecomings Financial Network, Inc.	71-15-418.00
(NAME)	(NAME)	
517 Westboro Drive	P. o. Box 26998	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Santa Ana, CA 92799	
(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, **JOHN G. BREVARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MARTIN AND WIFE, BETTY MARTIN**, 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, State of Tennessee, described as follows: to wit; Being Lot No 13, on the Map of Crutcher Subdivision, of record in Plat Book 161, page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING: Being part of Lot 13, on the Map of Crutcher Subdivision, as shown on the Plan of record in Book 161, page 129, Register's Office for said County. Right-of-way: BEGINNING at a point on the north boundary of Parcel 418 of Map 7115 and at approximate Station 18+53.88 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue S 84 degrees 05' 09" E 24.88 feet to the right-of-way of Pennock Avenue; thence with right-of-way of Pennock Avenue S 05 degrees 35' 16" W 24.86 feet to a point; thence with a curve to the left having central angle of 89 degrees 40' 24 and a radius of 25.00 feet, 39.13 feet to the point of beginning

Being part of the same property conveyed to John G. Brevard, by Deed from Josie L. Wilson and Yolanda Rene Lowe, of record in Book 10426, page 55, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 161, page 129; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1222 Pennock Avenue, Nashville, TN 37207
(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 my hand this 25th day of September, 2002.

John G. Brevard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John G. Brevard with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of September, 2001.

Robin R. Keller
Notary Public

My Commission Expires: 11/21/04

