WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/02 10:05 2pgs
Fees:13.00 Taxes:340.40

20021016-0127044

RICHARD MANSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow 1319 5th Avenue North Nashville, TN 37208, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Collier	First Banc Mortgage, Inc.	81-15-131
(NAME)	(NAME)	
1915 Formosa	1415 Elm Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Manchester, NH 03104	
(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, Ernestine Beard,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheila Collier, an unmarried woman as her sole and separate property, 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: *~~unmarried~~ married

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 50 feet on the southerly side of Formosa Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ernestine Beard, by deed from Charles J. Bandy, unmarried, of record as Instrument No. 200105180051846, said Register's Office.

This is not the principal residence of the within named Grantor

unimproved ☐

This is improved ☒ property, known as 1915 Formosa, Nashville, TN 37208

(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 11th day of October, 2002.

Ernestine Beard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernestine Beard the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 2002.

Commission expires:

Notary Public

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003