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 $160,000.00

Alfreida Southall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10/16/02

Notary Public

MY COMMISSION EXPIRES: 5/20/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfreida Southall	SAME	070-09/006.00
(NAME)	(NAME)	
3205 Alpine Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	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, **Peggy Ann Pardue**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alfreida Southall, 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

unimproved ☐
This is improved ■ property, known as 3205 Alpine Ave., Nashville, TN 37218
(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 10/16/02.

Peggy Ann Pardue

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Peggy Ann Pardue 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 10/16/02.

Commission expires: 5/20/06

NOTARY PUBLIC AT LARGE

Notary Public

Davidson County DEEDWARR
Recvd: 10/21/02 09:04 2pgs
Fees:13.00 Taxes:222.00

20021021-0128640

EXHIBIT A

Tract 1

Land in Davidson County, Tennessee, being part of Lot 18 on the Alpine Terrace Subdivision of record in Book 421, page 131, in the Register's Office for Davidson County, Tennessee, and more particularly described according to a copy of a survey made by R.R. Sanford, March 9, 1957, as follows:

Beginning at a point on the southwesterly margin of Park Avenue; thence in a northwesterly direction along said margin of Park Avenue, 101.2 feet to a point in the southerly margin of Hale Street; thence in a westerly direction 132.3 feet to t point; thence in a southeasterly direction 163 feet, more or less, to a point; thence in a northeasterly direction 90.9 feet to a point in the southwesterly margin of Park Avenue, said point being the point of beginning.

Being the same property conveyed to Peggy Ann Pardue by Deed from Ronald S. Pardue and wife, Nancy Sue Pardue, dated 12/28/01, recorded 12/28/01, in Inst#200112280144222, Register's Office for Davidson County, Tennessee.