WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/02 14:27 2pgs
Fees:13.00 Taxes:288.60

20021028-0131841

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 $78,000.00

Gerard McShepard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow 1319 Fifth Avenue North Nashville, Tennessee 37208, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerard McShepard	GMAC Mortgage Corporation	092-05-0-055.00
(NAME)	(NAME)	
942 T.S. Jackson Avenue	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Horsham, PA 19044	
(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, Eva Barnes Dorsey, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerard McShepard, 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:

Land in Davidson County, Tennessee, being parts of Lots No. 46 and 47, College Hill Subdivision, Section II, as of record in Book 2133, page 52, Register's Office for said County, and described as follows:

Beginning at a point in the easterly side of 37th Avenue North 25 feet from the northwest corner of Lot No. 48, being the dividing point between Lots No. 47 and 48; extending northerly along the easterly side of 37th Avenue North 34.45 feet to stake; thence 15.55 feet; which is the northwest corner of Lot No. 47; thence 50 feet to a point 25 feet south of the northwest corner of Lot No. 46, totaling 100 feet on 37th Avenue North; thence easterly 143 feet, more or less to a pointing the back line of Lot No. 46, which is 17 feet more or less, from the southeast corner of Lot No. 45; thence southerly 32 deg. 43 min. East 42.2 feet to a point, which is the southeast corner of Lot not 46, continuing 38 feet to a stake; thence South 53 deg. 33 min. East 5 feet to a point, which is 25 feet north of the northeast corner of Lot No. 48; thence westerly 134 feet, more or less, to the point of beginning.

Being the same property conveyed to Ella Boyd Barnes and Eva Barnes Dorsey, by deed from Marion S. Brown and wife, Virginia B. Brown, of record in Book 4001, page 632, said Register' Office. The said Ella Boyd Barnes having since died.

unimproved ☐

This is improved ☒ property, known as 942 T.S. Jackson Ave., Nashville, TN 37209
(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 22nd day of October, 2002.

Eva B. Dorsey
Eva B. Dorsey

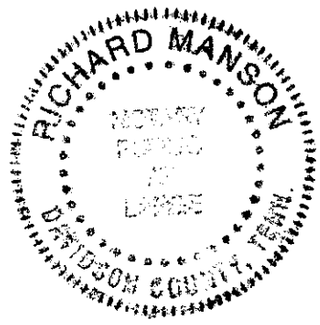
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 22nd day of October, 2002.

Commission expires:



My Commission Expires MAY 28, 2003

Notary Public