WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/02 14:30 2pgs
Fees:13.00 Taxes:366.30

20021118-0142784

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Judith C. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Thomas	IndyMac, FSB	098-05-0/150.00
(NAME)	(NAME)	
311 Seneca Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	,	
(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,

Bette Jo Matthews

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah Thomas

, 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:

Being Lot No. 100 on the Map of Woodberry Park, as of record in Book 2133, page s 117,118,and 119, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Seneca Drive, at the corner of Lots Nos. 100 and 101; thence with the line between said lots, northeasterly 119 feet to a corner of Lot 99; thence with the line between lots 99 and 100 south easterly 109.1 feet to the margin of Seneca Court; thence with the margin of said Court southwesterly 89.4 feet to the beginning of a curve; thence around said curve, westerly 39.3 feet to the margin of Seneca Drive, thence with the margin of the same northwesterly 84 feet to the point of beginning.

Being the same property conveyed to William H. Matthews and wife, Bette Jo Matthews by deed from York Construction Company, dated May 21, 1955 and filed for record in Book 2400, page 443, Register's Office for Davidson County, Tennessee. The said William H. Matthews having since died the property is vested to Bette Jo Matthews.

unimproved ☐

This is improved ☒ property, known as 311 Seneca Dr., Nashville, TN 37214
(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.

10/21/2002 15:23 ALLISON TITLE → 19706634526 NO.263 D006

21st

Witness my/our hand(s) this 18th day of October, 2002.

Bette Jo Matthews

Bette Jo Matthews

STATE OF Colorado
COUNTY OF Larimer

On October 21 2002, before me personally appeared Bette Jo Matthews to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal this 21st day of October, 2002.

Commission expires: ~~October 25, 2003~~
10/8/2006

Wendy Mielke
~~Henry R. Adkison III~~ ~~Notary Public~~

Wendy Mielke

WENDY MIELKE
NOTARY PUBLIC
STATE OF COLORADO

10/21/2002 15:23 ALLISON TITLE → 19706634526 NO.263 D007