WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/02 13:43 2pgs
Fees:13.00 Taxes:107.30

20021121-0144912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Sept, 2002.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBERT GREENE, ATTORNEY

961 Woodland Street, Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff D. Brannon	Jeff D. Brannon	81-10-192
329 River Dr.	329 River Dr.	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, Clarence Summey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff D. Brannon, 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 Lot No. 134 and the southerly 10 feet of Lot No. 133 of Map of Cobb's Subdivision of Lot No.6 of the Harding Bosley Tract, as of record in book 161, page 155, Register's Office for said County. SAID Lot and part of Lot adjoin and front together 60 feet on the westerly side of 24th Ave North and run back between parallel lines 150 feet to an alley. Being the same property conveyed to Birdie Louise Woodson by deed from Bill H. Martin,an Unmarried Man of record in Book 6404, page 879, said Register's Office. The said Birdie Louise Woodson having since died survived by her three daughters, Wanda Faye Woodson, Annie R. Montgomery and Mary Harris.

unimproved ☐

This is improved ☒ property, known as 1709 24th Avenue North, 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.

Also, being the same property conveyed to Clarence Summery by Deed from Wanda Faye Woodson, Annie E. Montgomery and Mary Harris being instrument No. 20021029-0132245 Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 30 day of September 2002.

Clarence Summey

CLARENCE SUMMEY
Seller

Jeff D. Brannon
Buyer

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 CLARENCE SUMMEY And Jeff Brannon with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of September, 2002.

Commission expires: 2/25/03

Mary K. Reed

Notary Public

