Davidson County DEEDWARR
Recvd: 12/05/02 15:08 2pgs
Fees:13.00 Taxes:481.00

20021205-0150175

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires JUN. 24, 2003

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Barber | James Barber | 61-12-95 |
| (NAME) | (NAME) | |
| 1224 Plymouth Ave. | 1224 Plymouth Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Nashville, TN 37216 | |
| (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, **Misty L. Staggs and Andrea M. Mai both unmarried, as JTWROS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. BARBER**, 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. 72 and the easterly 20 feet of Lot 71 on the Map of Eastdale Place, as of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee, to which a reference is made for a more complete and accurate description.

Said Lot 72 and the easterly 20 feet of Lot No. 71 front 120 feet on the southerly margin of Plymouth Avenue and run back between parallel lines, 200 feet on the East line and 195 feet, more or less, on the West line, to a dead line in the rear on which they measure 120 feet. Said dead line in the rear being the common rear line of Lots 71, 72, 53, and 54.

Being the same property conveyed to Misty L. Staggs and Andrea M. Mai, both unmarried, as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed from Lucille P. Brent, unmarried, of record in Book 11587, Page 668, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1224 Plymouth Ave., Nashville, TN 37216
(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/our hand(s) this 27th day of November, 2002.

Misty L. Staggs

Andrea M. Mai

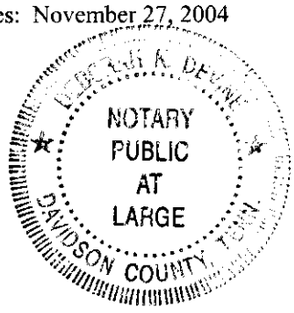
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Misty L. Staggs and Andrea M. Mai 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of November, 2002.

Commission expires: November 27, 2004




Deborah K. Devine Notary Public