WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/02 10:32 2pgs
Fees:13.00 Taxes:340.40

20021210-0152023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Mary R. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD M. [illegible] NOTARY PUBLIC

My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow 1319 5th Avenue North Nashville, TN 37208, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:		MAP-PARCEL NUMBERS
Mary R. Smith	TransLand Financial Services, Inc.	71-16-28
(NAME)	(NAME)	
1401 Jones Avenue	2700 Westhall Lane Ste 210	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Maitland, FL 32751	
(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, Aaron Clifford and Janelle Clifford, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary R. Smith, 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 Lot Nos. 18, 19 and 20, on the Plan of Subdivision of Lots 4 and 5 of the A.B. Spains Lischey Gardens, as of record in Book 332, page 5, and described partly from a survey of Alley and Brown, dated November 25, 1969, as follows:

Beginning at the northeast corner of Crockett Street and Jones Avenue; thence along the North margin of Crockett Street, North 89 deg. 30' East 120; thence leaving the said street, North 0 deg. 30' West 97.92 feet; thence North 89 deg. 30' West 100 feet to the beginning.

Being the same property conveyed to Aaron Clifford and Janelle Clifford, Husband and wife, by deed from Cedar Glen, Inc., a Tennessee Corporation, of record as Instrument No. 200202280025335, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1401 Jones Avenue, Nashville, TN 37207

(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 hands this 5th day of December, 2002.

Aaron Clifford

Janelle Clifford by Aaron Clifford ATTY FACT

STATE OF TENNESSEE

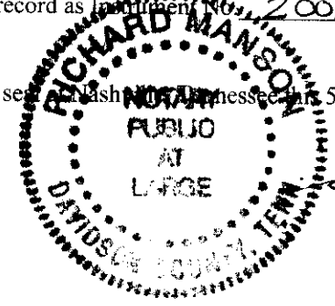
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron Clifford the bargainor, 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.

Personally appeared Aaron Clifford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of Janelle Clifford , and who acknowledged that he executed the same as the free act and deed of the said Janelle Clifford by virtue of that Power of Attorney, duly executed by the said Janelle Clifford and appearing of record as Instrument No. 20021216015202 2, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2002.

Commission expires:



Notary Public

My Commission Expires MAY 28, 2003