Davidson County DEEDWARR
Recvd: 12/13/02 13:35 2pgs
Fees:13.00 Taxes:366.30

20021213-0153968

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.

(AFFIX SEAL)

SHARON L. PINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela K. Holley	Southstar Funding, LLC dba Capital Home Mortgage	73-13-52
(NAME)	(NAME)	
1516 Wendell Ave.	400 Northridge Road, Suite 1120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Atlanta, GA 30350	
(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,

JOHN SANDERS BARR, MARRIED

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

ANGELA K. HOLLEY AND HUSBAND, JOHN HOLLEY,

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. 1 on the Map of Dugger Heights, Section Two, as of record in Book 1424, Page 135, Register's Office for said County.

Said Lot no. 1 fronts 70 feet on the west side of Wendell Avenue and runs back between lines 217.2 feet on the north line and 220.4 feet on the south line to a dead line in the rear on which it measures 62.1 feet.

Being the same property conveyed to John E. Barr and wife, Rubye S. Barr by deed from Robert B. Hendley and wife Marjorie G. Hendley of record in Book 1973, Page 27, Register's Office for Davidson County, TN. The said John E. Barr and wife, Rubye S. Barr, having since died. John E. Barr predeceased Rubye S. Barr. Property devised to John Sanders Barr under The Holographic Will of Rubye S. Barr of record in Docket No. 02P259 Probate Office of Davidson County, Tennessee. Upon oath, John Sanders Barr hereby warrants, covenants and certifies that the aforedescribed real property is not his homestead as defined by Statue.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1516 Wendell, Nashville, TN 37206

(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 6th day of December, 2002.

John Sanders Barr

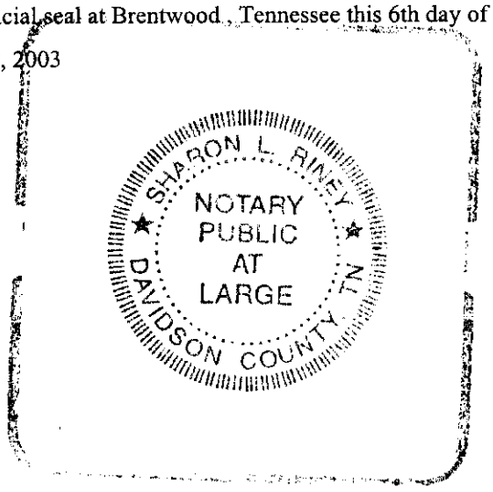
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Sanders Barr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of December, 2002

Commission expires: May 28, 2003



Sharon L. Riney

Notary Public