WARRANTY DEED

Return to:
Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

Davidson County DEEDWARR
Recvd: 12/17/02 13:19 2pgs
Fees:13.00 Taxes:307.10

20021217-0155471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/30/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Hall	ABN AMRO Mortgage Group, Inc.	19-081.16-0-599.00
(NAME)	(NAME)	
1407 Meharry	2600 W. Blg Beaver Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Troy, MI 48084	
(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, Metropolitan Development & Housing Agency, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Hall, 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 Lots No. 20 and 21 in B.W. Hall's Addition to North Nashville, a plan of which is of record in Book 17, page 261, Register's Office. For said County.

Beginning at the northeast corner of Eleventh Avenue North, formerly Cumberland Street and Jackson Street; thence northwardly along the east side of Eleventh Avenue North 42 feet; thence eastwardly parallel to Jackson Street, 100 feet; thence southwardly parallel to Eleventh Avenue North and with the easterly line of said Lots No. 20 and 21, 42 feet to Jackson Street; thence westwardly with the northerly margin of Jackson Street, 100 feet to the beginning.

Being the same property conveyed to Metropolitan Development & Housing Agency by deed from Wilma S. Cathey of record as Instrument Number 200103220027866. See Also Agreed Order appearing of record as Instrument Number 200106180064470 in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1000 11th 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.

Witness my hand this 25th day of November, 2002.

Metropolitan Development & Housing Agency

By: _____

Phil Ryan, Executive Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Phil Ryan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executive Director of Metropolitan Development & Housing Agency the within named bargainer a corporation, and that, Phil Ryan as such Executive Director, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Phil Ryan as such Executive Director.

Witness my hand and official seal at Nashville, Tennessee this 25th day of November, 2002.

Commission expires:

Notary Public