WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/02 14:53 2pgs
Fees:13.00 Taxes:336.70

20021217-0155644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 211 Commerce, Suite 310, Nashville, TN 37208
My Commission Expires MAY 28, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary B Smith	Mary B Smith	082-07-0295
(NAME)	(NAME)	
714 Stockell Street	714 Stockell Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(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, Residential Resources, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary B. Smith and Theodis Kirkwood, both unmarried as joint tenants with rights of survivorship, 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. 42 on the Map of V.S. Lindsley's Plan of Lots, of record in Book 57, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 50 feet on the westerly side of Stockell Street and runs back between parallel lines 174.5 feet to an alley.

Being the same property conveyed to RESIDENTIAL RESOURCES by deed from THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY of record as Instrument Number 200103010018947, in the Register's Office of Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 714 Stockell Street, 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 my hand this 4th day of December, 2002.

Residential Resource, Inc

By: Rosalind Robinson
Rosalind Robinson

STATE OF TENNESSEE

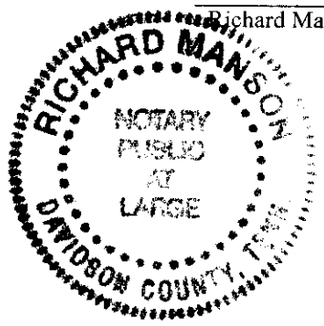
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rosalind Robinson 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 Residential Resources, a Corporation, the within named bargainor, and that Rosalind Robinson, as such Executive Director being authorized to do so; executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Rosalind Robinson as such Executive Director.

Witness my hand and official seal at Nashville, Tennessee this 4th day of December, 2002.

Commission expires: May 28, 2003

Richard Manson Notary Public



My Commission Expires MAY 28, 2003