WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

61383
13.00
1626.83

Davidson County DEEDWARR
Recvd: 12/27/02 16:33 2pgs
Fees:13.00 Taxes:613.83

20021227-0160115

JUDITH RUTHERFORD NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigail C Montgomery	Abigail C Montgomery	105-09-0/012.00
(NAME)	(NAME)	
1804 15th Avenue South	1804 15th Ave. South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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 L. Wynn, a widow

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

Abigail C. Montgomery, 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 Lot No. 10 of Belmont Land Company's Subdivision of lots Nos. 63 and 64 of O. B. Hayes Rokeby Addition.

Said Lot No. 10 fronts 50 feet on the easterly side of 15th Avenue South, subdivision Washington Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John L. Wynn and wife, Maxell Moore Wynn by deed from Mallernee Realty Company, Inc., dated December 30, 1985 and filed for record in Book 2487, page 401, Register's Office for Davidson County, Tennessee. The said Maxell Moore Wynn having since died the property is vested to John L. Wynn, a widow.

unimproved ☐

This is improved ☒ property, known as 1804 15th Ave. South, Nashville, TN 37212
(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 12th day of December, 2002.

John L Wynn

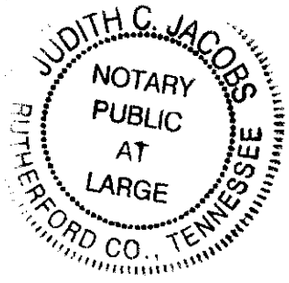
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 12/12/2002, before me personally appeared John L. Wynn to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of December, 2002.

Commission expires: September 20, 2004



Judith C. Jacobs Notary Public