WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 20[illegible]
Nashville, TN 372[illegible]
Ph: (615) 883-5883 Fax: (6[illegible]

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Deborah Barber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1/07/03

Matthew L. Sellinger
Notary Public

MY COMMISSION EXPIRES:. 1/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Barber	SAME	119-14-78
(NAME)	(NAME)	
259 Timmons St	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	SAME	
(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, **Willa Dean Anderson widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Barber and husband, Roger Barber**, 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. 30 of Block A on the Map of Woodbine Courts Part One of record in Book 1130, page 39 Register's Office for Davidson County, Tennessee to which reference is made for a more particular description.

Being the same property conveyed to Roy Donald Anderson (now being deceased)and Willa Dean Anderson by Deed from John N. Wary and wife, Elva B. Wray dated 4/29/86, of record in Book 688, page 689, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 259 Timmons St., Nashville, TN 37211
(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/my hands this 1/07/03.

Davidson County DEEDWARR
Recvd: 01/14/03 09:55 1pgs
Fees:13.00 Taxes:277.50
20030114-0005630

Willa Dean Anderson
Willa Dean Anderson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared, Willa Dean Anderson the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 1/07/03.

Commission expires: 1/28/06

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Matthew L. Sellinger
Notary Public