WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 414 Union Street, Suite 1020, Avenue North, Nashville, TN 37208

My Commission Expires MAY 28, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherrill A. Toran	Sherrill A. Toran	060-01-0-107.00
(NAME)	(NAME)	
3165 Gwynnwood Drive	3165 Gwynnwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, Irene Portella,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherrill A. Toran, 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:
Unmarried

Land in Davidson County, Tennessee, being Lot No. 74, on the Plan of Golden Valley Estates, Section 1, of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Forrest M. Brown and wife, Mattie M. Brown, by deed from Carla Hills, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 4914, page 290, Register's Office of Davidson County, Tennessee.

Both Forrest M. Brown and wife Mattie M. Brown having since died.

unimproved ☒

This is improved ☒ property, known as 3165 Gwynnwood Drive, 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 6th day of January, 2003.

Davidson County DEEDWARR
Recvd: 01/22/03 11:15 1pgs
Fees:13.00 Taxes:196.10
20030122-0009018

Irene Portella

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named , Irene Portella, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of January, 2002

Commission expires:

RICHARD MANSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 28, 2003