WARRANTY DEED

Return to:
File Box 9-B
First Title & Escrow Co., Inc.
#19896-03
2000 Richard Jones Road #110
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Lisa J. Lipscomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: SEPT. 30, 2006

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/22/03 13:30 2pgs
Fees:13.00 Taxes:366.30

20030122-0009159

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa J. Lipscomb	~~Lisa J. Lipscomb~~ Bank of America	133-02-82.00
(NAME)	(NAME)	
257 Thuss Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	P. O. Box 305140 Louisville, KY 40323	
(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, Mary Elizabeth Wyss, widowed , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa J. Lipscomb, 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:

Being Lot No. 2 on the Map of Woodbine Sales Corporation plan of lots, called "Pleasant View", as of record in Plat Book 1130, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Said lot no. 2, fronts ~~57~~ 54 feet on the southerly side of Thuss Avenue and runs back 158.1 feet on the westerly line and 157.6 feet on the easterly line to a dead line, measuring 54 feet thereon.

Being the same property conveyed to J. A. Wyss Jr and Wife, Mary Elizabeth Wyss by deed from H.R. Williams and wife, Mildred L. Williams of record in Deed Book 1248, page 228, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

J.A. Wyss, Jr. having since been deceased.

unimproved ☐

This is improved ☒ property, known as 257 Thuss Avenue, 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 my/our hand(s) this 15th day of January, 2003.

Mary Elizabeth Wyss

Mary Elizabeth Wyss

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mary Elizabeth Wyss the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of January, 2003.

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number2301007
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027