WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2003.

Vanessa E. Allen
Notary Public

MY COMMISSION EXPIRES: 7/9/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 03/10/03 15:33 2pgs
Fees:13.00 Taxes:92.50
20030310-0031351

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benny Carreon	Benny Carreon	Map-92-07
(NAME) 2323 Booker Street	(NAME) same	Parcel-244.00
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS)	
(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, Gary D. Bourque , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benny Carreon , 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 the easterly 50 feet of Lot No. 7, on the Map of the Subdivision of Lot 8, 9 and 10, Boyd McNairy Tract, as of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 7 fronts 50 feet on the southerly side of Booker, formerly Harding Street and extends back 193 feet, more or less, on the westerly line to the northerly side of an alley, measuring 50 feet.

Being the same property conveyed to Gary D. Bourque by deed from Wells Fargo Bank Minnesota, National Association of record in Deed Book *, page _____, Register's Office for said County.

*20030310-0031350

unimproved ☐

This is improved ☒ property, known as 2323 Booker Street, Nashville, TN 37208

(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 3rd day of March, 2003.

Gary D. Bourque by Christopher W. Bourque
Gary D. Bourque
Attorney of Fact

STATE OF Tennessee
COUNTY OF Rutherford

On this the 3rd day of March, 2003, before me personally appeared Christopher W. Bourque, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gary D. Bourque, and who acknowledged that he executed the same as the free act and deed of the said by Gary D. Bourque by virtue of that Power of Attorney, duly executed by the said Gary D. Bourque and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee, this 3rd day of March, 2003.

My Commission Expires: 7/9/04

Vanessa E. Allen

Notary Public



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 Gary D. Bourque the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of March 2003

My Commission Expires:_____

_____
Notary Public

File Number2302561
RETURN TO:

Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129