WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/03 15:02 2pgs
Fees:13.00 Taxes:111.00

20030613-0081990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: May 30, 2007.

(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires MAY 30, 2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Summey	Clarence Summey	92-4-246
(NAME)	(NAME)	
928 Morrison Street	928 Morrison Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Gregory Ridley, Jr., married, Willie K. Jackson, married and Cornelius Ridley, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Summey, married**, 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. 15 and the southerly 4 feet of Lot No. 16, on the Plan of Johnson Bransford's Subdivision of three parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, of record in Plat Book 161, page (s) 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 15 and part of Lot No. 16 front together 39 feet on the easterly side of Morrison Street and extend back between parallel lines 134 feet, more or less, to an alley.

Being the same property conveyed to Gregory Ridley, Jr., Willie K. Jackson and Cornelius Ridley, reserving a life estate to Lucille Ridley, by deed of record in Book 8431, page 244, said Register's Office, the said Lucille Ridley having since died.

This is not the principal residence of the Grantors.

unimproved ☒

This is improved ☐ property, known as 928 Morrison 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 our hands this 12th day of June, 2003.

Cornelius Ridley by Constance Ridley Smith
Cornelius Ridley, by Constance Ridley Smith, Attorney in Fact

Gregory Ridley Jr.

Willie K. Jackson
Willie K. Jackson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, for said county and State, Gregory Ridley, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2003.

Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires [illegible]

Personally appeared before me, the undersigned authority, a Notary Public, for said county and State, Willie K. Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2003.

Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

On this the 12th day of June, 2003, before me personally appeared Constance Ridley Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cornelius Ridley, and who acknowledged that he executed same as the free act and deed of said Cornelius Ridley, by virtue of that Power of Attorney, duly executed by the said Cornelius Ridley, and appearing of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 12th day of June, 2003.

Commission expires: May 30, 2007

Richard Manson Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007