Book 11

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/03 15:42 2pgs
Fees:13.00 Taxes:275.65

20030707-0093192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH 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
1319 Fifth Avenue North, Nashville, TN 37208

Bicentennial Title 1 Escrow

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles F. Crutcher	Charles F. Crutcher	083-06 0 -300
(NAME)	(NAME)	
708 Porter Road	708 Porter Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Mattie E. Jones* and Antonio E. Jones,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles F. Crutcher, 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:

*married ** unmarried

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of H.B. Blue's Subdivision of Part of Lot No. 2, of Brownsville, of record in Plat Book 161, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mattie E. Jones, as to a life Estate and Antonio E. Jones, as to the remainder, by deeds of record in Book 7951, Page 232, and Book 7945, Page 748, said Register's Office.

This is not the principal residence of the grantors.

unimproved ☐

This is improved ☒ property, known as 708 Porter Road, Nashville, TN 37206

(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 20th day of June, 2003.

Mattie E. Jones

Antonio E. Jones

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, for said county and State, Mattie E. Jones and Antonia E. Jones, the within named bargainors, 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 20th day of June, 2003.

Richard Manson, Notary Public

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2003.

Commission expires: May 30, 2007

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Richard Manson Notary Public

My Commission Expires MAY 30, 2007