WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/03 08:44 2pgs
Fees:13.00 Taxes:138.75

20031107-0163523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 12/29/03 (AFFIX SEAL)

KAREN TROSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Lumpkins Jr.	Wells Fargo Home Mortgage	081-16-0-602.00
(NAME)	(NAME)	
1006 11th Avenue North	5203 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(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, Acorn Properties, a Tennessee Partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred Lumpkins Jr., unmarreid, 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 the Northern part of Lots Nos. 20 and 21 in B.W. Halls Plan of record in Book 17, Page 261, of the Register's Office for Davidson County, Tennessee.

Beginning at a point on the East side of Cumberland Street, now called 11th. Avenue North, 112 feet North of the corner of Jackson and Cumberland Street, running thence North along the Eastern Margin of Cumberland Street, 38 feet to a 12 foot alley; thence along the Southern margin of said alley, Eastwardly 100 feet to a point; thence South in a line parallel to Cumberland Street, 38 feet to a point; thence in a line parallel to said alley and Westwardly 100 feet to the beginning.

Being all of the same property conveyed to Acorn Properties, a Tennessee Partnership by deed from Robert J. Montgomery, Executor of the Estate of Lucy B. Payne, dec'd., pursuant to Agreed Order of record in M. Book 425, Page 544, Probate Court for Davidson County, Tennessee of record in Book 10900, Page 402, Register's Office Davidson County, Tennessee, dated April 24, 1998.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1006 11th Avenue North, 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 hand this 31st day of October, 2003.

Acorn Properties, a Tennessee Partnership

By: _____

E. Michael Maggart, Partner

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 Acorn Properties, a Tennessee Partnership the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of October, 2003.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared E. Michael Maggart with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Partner respectively of the Acorn Properties, a Tennessee Partnership the within named bargainor, and corporation, and that he/she as such Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said E. Michael Maggart as such Partner .

Notary Public

My Commission Expires:

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076