Davidson County DEEDWARR
Recvd: 11/19/03 09:29 2pgs
Fees:13.00 Taxes:332.63

20031119-0168658

WARRANTY DEED

B-VR-03-2015

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

Subscribed and sworn to before me this 31st DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
James ~~Steven~~ Stephen Neighbors	National Bank of Commerce	
2015 Franklin Avenue (ADDRESS)	221 Fourth Avenue North (ADDRESS)	83-6-204
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we M. PATRICIA BULLINGTON, UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES ~~STEVEN~~ STEPHEN NEIGHBORS, MARRIED,, hereinafter called the Grantee(s), their heirs and assigns, that 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 50.0 feet of Lot "B" on the Plan of the First Subdivision of Brownsville, of record in Book 21, Page 112, Register's Office for said County.

Said part of Lot "B" fronts 50.0 feet on the northerly side of Franklin Avenue, formerly Seymour Avenue or Watkins Street, and runs back between parallel lines with the easterly margin of Gentry Avenue, 150.0 feet to a dead line.

Being the same property conveyed to M. Patricia Bullington, unmarried, by Deed dated November 19, 1997 and filed for record on November 21, 1997 in Book 10692, Page 153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 21, Page 112, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2015 Franklin Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of October, 2003.

M. Patricia Bullington by Karen Hoff, Attorney-In-Fact

By Karen Hoff Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 31 day of Oct, 2003, before me personally appeared Karen Hutt 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 M. Patricia Billington and who acknowledged that he/she executed the same as the free act and deed of the said M. Patricia Billington by virtue of that Power of Attorney, duly executed by the said M. Patricia Billington on Oct 31st, 2003 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

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

NOTARY PUBLIC

My Commission Expires: 11/27/04

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903