WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/04 12:16 2pgs
Fees:13.00 Taxes:518.00

20040521-0059950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Emmanuel	**Same As Owner**	**Map 83-5**
(NAME)	(NAME)	
901 Lakemont Drive		**Parcel 327**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Gerald Bequette and wife, Joyce Bequette,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Emmanuel, married and Justin A. Emmanuel, 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. 54 on the Plan of F.O. Beasley's Subdivision, of record in Plat Book 2, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald Bequette and wife, Joyce Bequette by deed from Jimmy H. Vaughn, unmarried of record in Instrument No. 20020510-0057843, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 2, page 66, said Register's Office.

Barbara Blake is signing on behalf of Gerald Bequette and Joyce Bequette by Power of Attorney of record in Instrument No. 20040521-0059949 **, Register's Office for Davidson County, Tennesse.**

unimproved ☐

This is improved ☒ property, known as 1312 Calvin Avenue, Nashville, TN

(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 19th day of May, 2004.

Gerald Bequette
Gerald Bequette
By: Barbara Blake, Attorney In Fact

Joyce Bequette
Joyce Bequette
By: Barbara Blake, Attorney In Fact

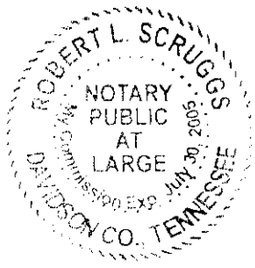
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of May, 2004, before me personally appeared Barbara Blake, 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 Gerald Bequette and Joyce Bequette and acknowledged that she executed the same as the free act and deed of Gerald Bequette and Joyce Bequette.

Witness my hand and official seal at Nashville, Tennessee this 19th day of May, 2004.

Commission expires:



Robert L. Scruggs Notary Public