WARRANTY DEED

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,942.00

Audrey Stradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2004.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RETURN TO → Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205
#1161

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Stradford	First National Bank of Arizona	51-12-55
(NAME)	(NAME)	
1320 Coreland Drive	P.O. Box 62768	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Phoenix, AZ 85082-2768	
(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, Martha F. Lewis, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audrey Stradford, 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:

LAND DESCRIPTION:

Land in 11th, formerly the 19th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Lands of N.O. Love, deceased, of record in Minute Book 7, Page 176, County Court for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, July 16, 1959, as follows:

Beginning on the southerly margin or Coreland Drive at a point south 74 deg. 32' east 145 feet from the northeast corner of the property conveyed to William Vick and wife, by deed from W.A. Core and wife, of record in Book 2795, Page 166, Register's Office for said County; thence southwardly 168.60 feet to an iron pin; thence along a fence line; eastwardly 95 feet to an iron pin; thence north 15 deg. 28' east 168.79 feet to an iron pin on the southerly margin of Coreland Drive; thence with said Drive, north 74 deg. 32' west 95 feet to the beginning.

Being the same property conveyed to Martha F. Lewis, unmarried, by Warranty Deed dated April 10, 1992, from Ann S. Davidson and Husband, Maurice Mantus, of record in Book 8602, Page 434, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1320 Coreland Drive, Madison, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 06/29/04 09:10 2pgs
Fees:13.00 Taxes:462.29
20040629-0076781

Witness my hand this 16th day of June, 2004.

Martha F. Lewis

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 Martha F. Lewis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of June, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.