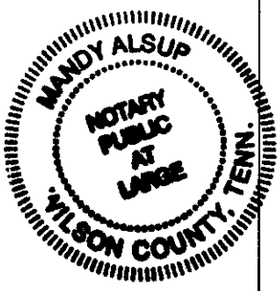
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6/19/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/21/04 14:59 2pgs
Fees:13.00 Taxes:203.50

20040921-0113662

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacques Collier	Chase Manhattan Mortgage Corporation	Map 71
(NAME) 1509 Montgomery Avenue	(NAME) 5409 Maryland Way, Suite 202	Group 12-0
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood Tennessee 37027yes	Parcel 286
(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, Patrick Northern and wife, Kimberly Northern and Samuel R. Sims Jr. and wife, Bernice Sims, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacques Collier, unmarried , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Wilson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7 on the Plan of T.I. Ward Resubdivision of Lots 27 thru 34, 37 thru 49 in William and Hayes Company Bellevue Plan as of record in Plat Book 974, Page 48, Register's Office for Wilson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the easterly side of Montgomery Street and runs back between parallel lines 200 feet to the West line of Lot No. 60.

Being the same property conveyed to Patrick Northern and Samuel R. Sims Jr., both married by Warranty Deed dated July 23, 1997 from Michael L. Ross and wife, Janet L. Ross, Formerly Janet L. Springer of record in Book 10546, Page 314, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1509 Montgomery Avenue, Nashville, TN 37207

(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/our hand(s) this 15th day of September, 2004.

Kimberly Northern

Patrick Northern

Bernice Sims

Samuel R. Sims Jr.

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Patrick Northern and Samuel R. Sims Jr., both married the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/15/2004

My Commission Expires: 6/9/07

Notary Public

MANDY ALSUP NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kimberly Northern and Bernice Sims, both married the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/15/2004

My Commission Expires: 6/9/07

Notary Public

MANDY ALSUP NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2408409
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122