WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teena Camp	Teena Camp	105-1-191
(NAME)	(NAME)	
1001 14th Avenue South	1503 Tremont	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Nashville, TN	
(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, Estate of John Etta Cheers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teena Camp, 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 in Davidson County, Tennessee, being Lot No. 82 on the Map of Boyd Ament Plan, as of record in Book 21, page 83, Register's Office for said County, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated November 1, 1968, as follows:
Beginning at a point in the southwest intersection of Tremont Avenue, and Villa Place; thence with the margin of Villa Place, South 6 deg. 36 min. West 168 feet to a point in the northerly margin of an alley; thence with the same, westerly 50 feet to a point; thence north 6 deg. 36 min. East 168 feet to a point in the southerly margin of Tremont Avenue; thence with the margin of the same, South 83 deg. 10 min. East 50 feet to the point of beginning.

Being the same property conveyed to JOHN ETTA CHEERS, by deed of record as Instrument No. 20040916-0111823, said Register's Office. The said JOHN ETTA CHEERS having since died.

unimproved ☐

This is improved ☒ property, known as 1503 Tremont, 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 my hand this 15th day of October, 2004.

Estate of John Etta Cheers, Richard Manson
Administrator

By:
Estate of John Etta Cheers, Richard Manson
Administrator

Davidson County DEEDWARR
Recvd: 10/20/04 16:10 2pgs
Fees:13.00 Taxes:222.00

20041020-0126544

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Richard Manson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator of The Estate of John Etta Cheers, the within named bargainor, and that such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate of John Etta Cheers as Administrator.

Witness my hand and official seal at Nashville, Tennessee this 17th day of September, 2004.

Commission expires:

Sept 22, 2007

Notary Public

BRENDA WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007