WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/04 12:28 2pgs
Fees:13.00 Taxes:244.20

20041229-0153865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 9/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KERI R. BREWER	Same	71-12-143
(NAME)	(NAME)	
907 CHICKASAW Avenue		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	,	
(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, **MICHAEL F. WISSEL, a married person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KERI R. BREWER, unmarried & GARY R. BREWER, a married person** , 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:

LOT NUMBER 22 ON THE MAP OF VICTORY HEIGHTS SUBDIVISION, AS A RECORD IN BOOK 1130, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SAID LOT NUMBER 22 FRONTS 60 FEET ON THE NORTH SIDE OF CHICKASAW AVENUE AND RUNS BACK BETWEEN PARALLEL 192 FEET, 150 FEET, TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL F. WISSEL, A MARRIED MAN BY DEED FROM ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAND DEVELOPMENT DATED MAY 20, 2004 OF RECORD IN INSTRUMENT NO. 20040520-0059385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is not the residence of the Grantor or his spouse.

unimproved ☐

This is improved ☒ property, known as **907 CHICKASAW 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 hand** this **17th day of December, 2004.**

MICHAEL F. WISSEL

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **MICHAEL F. WISSEL, a married person** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

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

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public



My Commission Expires JULY 19, 2008