WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/05 08:58 2 pgs
Fees:13.00 Taxes:383.32
20050628-0073944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

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
Ben A Marcantel	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	081-16-0-688
(NAME)	(NAME)	
922 Jackson Street	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Memphis, TN 38101	
(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, Metropolitan Development and Housing Agency, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben A Marcantel, married man, 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 part of Lot No. 180 on the Plan of John McNairy's Mansion House Tract, as of record on the Front Fly Leaf of Book 9, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jackson Street, 199 feet easterly from the easterly margin of 10th Avenue, North, formerly Belleville Street; and running thence with the northerly margin of Jackson Street, easterly 32 feet to S. B. McClelland's southwest corner; thence parallel with 10th Avenue, North, northerly 129 feet, more or less, to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 32 feet; thence southerly 129 feet, more or less, to the beginning.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from Howard T. Beckham, executed 10/23/96 and filed for record on 10/23/96 in Book 10234, Page 518, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 922 Jackson Street, Nashville, TN 37208

(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 23rd day of June, 2005.

Metropolitan Development and Housing Agency

By:

Metropolitan Development and Housing Agency

PHIL RYAN AS EXECUTIVE DIRECTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within PHIL RYAN, the bargainor, with whom I am personally acquainted, and who acknowledged that HE is the EXEC. DIR. of METROPOLITAN DEVEL. & HOUSING AGENCY and is authorized to execute this document on behalf of SAID AGENCY for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 2005.

Commission expires: 9-24-2005

V. Jean Merkle

Notary Public