WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/05 10:19 2 pgs
Fees:13.00 Taxes:138.75
20050630-0075344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CURVINA BOSEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 27, 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
Melvin Jacinta Smith	Melvin Jacinta Smith	081-16-0-388
(NAME) 1012 Jefferson Streeet	(NAME) 1012 Jefferson Street	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, Leo P. Sam Jr. and Harold Jude Smith, as tenants in common, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin Jacinta Smith, 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 a part of Lot No. 150 in D. T. McGavock's First Addition to Nashville, a plan of which is of record in Plat Book 10, pages 606 to 609, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jefferson Street, at the corner of Lots Nos. 150 and 151 on said plan; thence northerly along the dividing line between Lots Nos. 150 and 151, feet, more or less, to the southwest corner of the Alice Riddick property; thence easterly and along the rear line of Alice Riddick's property and being in all 50 feet to a point; thence southerly on a line parallel to the dividing line between Lots Nos. 150 and 151, 115 feet, more or less, to a point on Jefferson Street; thence westerly along the north margin of Jefferson Street, 50 feet to the point of beginning.

Being the same property conveyed to Leo P. Sam, Jr. and Harold Jude Smith as tenants in common, by deed from T. C. Jones, a single person executed 06/04/82 and filed for record on 06/09/82 in Book 5895, Page 929, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1012 Jefferson 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 our hands this 21st day of June, 2005.

Leo P. Sam Jr.

Harold Jude Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Leo P. Sam Jr. and Harold Jude Smith, as tenants in common, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of June, 2005.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June 2005.

Commission expires:

Curvina Boseman

Notary Public

CURVINA BOSEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June 2005, before me personally appeared Charles Kimbrough, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Leo P. Sam, and who acknowledged that he executed same as the free act and deed of said Leo P. Sam, by virtue of that Power of Attorney, duly executed by the said Leo P. Sam, and appearing of record as Instrument No. 20050630-0075343, Register's Office for Davidson County, Tennessee.

Witness my hand and seal, this 21st day of June 2005.

Curvina Boseman

Notary Public

My Commission Expires:

CURVINA BOSEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009