# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/06 16:15 2 pgs
Fees:13.00 Taxes:314.50
**20060228-0023239**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00 / $5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANDREE JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow Inc., 2280 Metro center Blvd., Suite 300, Nashville, TN 37228

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wilma J. Black | New Century Mortgage Corp. | 083-05-0-157.00 |
| (NAME) | (NAME) | |
| 1033 Mansfield Street | 3109 West Dr. Martin Luther King Jr | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Tampa, FL 33607 | |
| (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, Pamela Carroll Black, and husband, Richard H Black, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilma J. Black, a single 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:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 3 and a 10-foot strip lying between Lot No. 3 and Mansfield Avenue, as now established, on the Plan of D.H. Bailey's property, as of record in Book 421, page 65, Register's Office for Davidson County, Tennessee, described according to a survey made by Yokley and Waggoner, Engineers, March 1, 1948, and revised June 24, 1948, as follows:
Beginning at a point on the northerly margin of Mansfield Avenue, as now established, at the southwest corner of Lot No. 2 on said survey; thence with the line between said Lot Nos. 2 and 3, northwardly 141.7 feet to a point; thence westwardly 50.0 feet, more or less, to a point in the eastern boundary line of Lot No. 4 on said plan; thence with the line between said Lot Nos. 3 and 4, southwardly 147.5 feet to a point on the northerly margin of said Mansfield Avenue; thence with said Avenue, eastwardly 50.0 feet to the beginning.

Being the same property conveyed to PAMELA CARROLL BLACK, MARRIED, by deed from DEE E. GRAHAM AND WIFE, GEORGIA S. GRAHAM, of record in Book 9606, page 996, dated February 27, 1995, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1033 Mansfield Street, Nashville, TN 37206
(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 24th day of February, 2006.

Pamela Carroll Black

Richard H Black

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Pamela Carroll Black and husband, Richard H Black, 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 and official seal at Nashville, Tennessee this 24th day of February, 2006.

Commission expires:




Andre Johnson Notary Public