WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Natalie Barr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER 2006.

Tiffany R. Addison
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/17/06 09:19 2 pgs
Fees:13.00 Taxes:125.80
20061017-0128552

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 2, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2288 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry F. Barr	Terry F. Barr	81-10-212
(NAME)	(NAME)	
405 Harsh Lane	405 Harsh Lane	
(ADDRESS)	(ADDRESS)	
Costalian Springs, TN. 37031	Costalian Springs, TN. 37031	
(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, Sylvia Buchanan, Antonia D. Wilson, Anthony Wilson, and Jacques Clay as The Heirs at Law of Mattie O. Buchanan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry F. ~~Barr~~ *Barr 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 northerly 30 feet of Lot 161 and the southerly 10 feet of Lot 162 on map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County.
Said parts of Lots 161 and 162 adjoin and front together 40 feet on the easterly side of 24th Avenue North and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to MATTIE O. BUCHANAN, by deed from B & W INVESTMENTS, of record in Book 7569, page 114, dated June 8, 1988, said Register's Office. The said Mattie O. Buchanan having since died intestate in Davidson County Tennessee with her Estate being probated in Docket 06P-799, Davidson County, Tennessee, Probate Court and Sylvia Buchanan, Antonia D. Wilson, Anthony Wilson, and Jacques Clay, being identified as her Heirs at Law.

*Barr

unimproved ☐

This is improved ☒ property, known as 1748 24th Avenue North, 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 9th day of October 2006.

Anthony Wilson

Sylvia Buchanan

Jacques Clay

Antonia D. Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of October 2006, before me, personally appeared Sylvia Buchanan, Antonia D. Wilson, Anthony Wilson, and Jacques Clay as The Heirs at Law of Mattie O. Buchanan, deceased, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 9th day of October 2006.

Commission expires:



Notary Public