WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/09 11:13 2 pgs
Fees:13.00 Taxes:192.77

20090226-0016939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Gerald W. Bequette	**Same as New Owner**	Map 83-4
(NAME) **802 North 14th Street**	(NAME)	Parcel 175
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	083-04-0 175.00
(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, **CHRISTA PHILLIPS DEVITT** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GERALD W. BEQUETTE AND BRIAN GERALD BEQUETTE,** 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 westerly 50 feet of the easterly 102 feet of the northerly 315 feet, more or less, of Lot No. 52 on the plan of Brownsville, of record in Book 21, page 9, Register's Office for said County, described in part according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated October 13, 1977, Job No. W2-16998-5, as follows

Beginning at a point in the southerly margin of Carter Avenue, said point being located westwardly 52 feet along the southerly margin of Carter Avenue from the northwest corner of Lot No. 25 on the Plan of Rosebank Subdivision, of record in Book 547, page 48, said Register's Office, said point also being the northwest corner of the property conveyed to Clyde C. May and wife, by deed from William O. Williamson and wife, of record in Book 1756, page 559, said Register's Office; thence with the westerly line of said May's property and parallel with the westerly line of said Lot No. 25 southwardly 315 feet, more or less, to a point in the northerly line of the property conveyed to R. David Stein by deed from E. Porter McKee, Jr., of record in Book 5057, page 312, said Register's Office; thence with a northerly line of said Stein's property north 84 deg. 05' West 50 feet, more or less to a point; thence with an easterly line of said Stein's property and continuing with the easterly line of the property conveyed to Coleman W. Carmen and wife, by deed from Lawrence F. Davis and wife, of record in Book 2293, said Register's Office, and parallel with the westerly line of said Lot No. 25 northwardly passing the southeast corner of said Carmen's property at 12 feet, a total distance of 313 feet, more or less, to the southerly margin of Carter Avenue; thence with the southerly margin of Carter Avenue, eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Christa Lynn Phillips by deed from Terrance Barr Schultz and husband, Earl Schultz, of record in Book10470, page 591, Register's Office for Davidson County, Tennessee. Christa Lynn Phillips has since married and now goes by Christa Phillips Devitt.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 21, page 9, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2316 Carter Avenue, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 19th day of February, 2009.

Christa Phillips Devitt

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)
COUNTY OF Wake)

Personally appeared before me, the undersigned, of said County, **Christa Phillips Devitt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Wake, NC this 20th day of February, 2009.

Commission expires:
9/3/11

TONYA PARSONS NOTARY PUBLIC WAKE COUNTY, NC

Tonya Parsons
Notary Public