BILL GARRETT, Davidson County
Trans:T20100048636 DEEDWARR
Recvd: 08/06/10 10:48 2 pgs
Fees:13.00 Taxes:203.50
20100806-0062061

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2010.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Montez Dumas	NEW OWNER	Parcel ID:
1815 3rd Ave. N.		08115031200
Nashville, TN 37208		

FOR AND IN 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

Ronald B. Webb and wife, Anna Marie Webb

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Montez Dumas , unmarried
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 parts of Lots Nos. 31 and 32 in the Manlove Plan, a plan of which is recorded in Plan Book 21, Page 129, of the Register's Office for Davidson County, Tennessee.

SAID parts of Lots 31 and 32 begin at a point in the southeast corner of the intersection of 18th Avenue North (formerly Salem Street) and Underwood Street and run back; thence eastwardly along the southern margin of Underwood Street 63 feet to a point; thence southwardly parallel with 18th Avenue North 130 feet to a point; thence westwardly and parallel with Underwood Street 63 feet to 18th Avenue North; thence northwardly along the eastern margin of 18th Avenue North 130 feet to the beginning.

INCLUDED in the above description but EXCLUDED from this conveyance is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Robert M. Garfinkle, an unmarried man, of record in Book 5061, Page 741, said Register's Office, as follows:

BEING part of Lot No. 31 in the Manlove Plan, a Plan of which is of record in Plan Book 21, Page 129, Register's Office for Davidson County, Tennessee.

BEGINNING at the southeast corner of the intersection of Salem Street (18th Avenue North) and Underwood Street; thence southwardly along the eastern margin of Salem Street 130.00 feet to a point; thence easterly 13.10 feet to a point; thence northwardly 104.19 feet along the new relocated eastern margin of Salem Street to a point; thence northeasterly 40.06 feet around a curve that has a 25 foot radius to a point; thence westwardly 38.00 feet along the present southerly margin of Underwood Street to the point of beginning.

Being the same property conveyed to Ronald B. Webb and wife, Anna Marie Webb by deed from Deborah K. Ferrell and husband, Roger Dale Ferrell, of record in Book 9397, Page 789, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 129, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1731 Underwood St., Nashville, TN 37208

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 5th day of August, 2010.

Ronald B. Webb

Anna Marie Webb

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald B. Webb and Anna Marie Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.