PICK-UP

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IDENTIF. & REFERENCE

BOOK 11075 PAGE 614

Prepared by:

98 AUG 20 PH 3:27

REGISTER
DAVIDSON COUNTY, TN.

RONDAL T. WILSON
200 E. Depot St.
P. O. Box 336
Shelbyville, TN 37160

Map 161-04
Parcel 134.00

FROM: **FRANK HOWARD HOUSE, SR.**

TO: **SANDRA JEAN HOUSE**

Tax Bill to: **FRANK AND SANDRA HOUSE**
5028 Madeline Drive
Nashville, TN 37211

9952 08/20 0101 01CASH 10.00

Name & address of property owner: **FRANK AND SANDRA HOUSE**
5028 Madeline Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN** ($10.00) **DOLLARS**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **FRANK HOWARD HOUSE, SR.**, have this day bargained and sold, and do hereby sell, transfer and convey unto my wife, **SANDRA JEAN HOUSE,** her heirs and assigns, a one-half undivided interest in and to the following described tract or parcel of real estate, the purpose of this conveyance being to create a tenancy by the entirety, said tract or parcel of real estate lying and being in the _____th Civil District of Davidson County, Tennessee, and being more particularly bounded and described as follows, to-wit:--

Being Lot No. 29 on the Map of Fairlane Park, as of record in Book 2331, page 108, Register's Office for said County.

Said Lot No. 29 fronts 122 feet on the east side of Madeline Drive and runs back between lines, 152.8 feet on the north line and 110 feet on the south line to a dead line in the rear which is a broken line, measuring 127.2 feet thereon.

Being part of the property conveyed to Frank Howard House and wife, Margaret P. House, of record in Book 2596, page 359, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

BY WAY OF RECITAL: The said Margaret P. House, died intestate on the 21st day of October, 1990. The Grantor was the surviving spouse of Margaret P. House and joint tenant by the entirety of the said property. The Grantor was vested with ownership of the said property upon the death of Margaret P. House.

TO HAVE AND TO HOLD a one-half undivided interest in and to the above described tract or parcel of real estate, unto my wife, **SANDRA JEAN HOUSE**, her heirs and assigns, forever in fee simple.

I COVENANT, as surviving spouse of Margaret P. House, deceased, but not otherwise, that the said Margaret P. House was lawfully seized and possessed of the above described tract or parcel of land as joint-tenant by the entirety at the time of her death; that I am lawfully seized and possessed of the above described tract or parcel of real estate; that I have a good and lawful right to sell and convey the same; and that the same is free and unencumbered, except for easements and restrictions of record, if any.

I FURTHER COVENANT AND BIND myself, my heirs and representatives, to forever warrant and defend the title to the above described tract or parcel of real estate unto my wife, **SANDRA JEAN HOUSE**, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my signature this 29 day of July, 1998.

Frank H House Sr.
FRANK HOWARD HOUSE, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, the within named bargainor, **FRANK HOWARD HOUSE, SR.**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Shelbyville, Tennessee on this the 29 day of July, 1998.

Deborah H Douglas
NOTARY PUBLIC

My Commission Expires:

10-21-01