WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$82,500.00**

Wayne E. Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2000.

Notary Public

MY COMMISSION EXPIRES: 7-27-01 (AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200008280084389 Page: 1 OF 2
REC'D FOR REC 08/28/2000 8:47:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $305.25

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne E. Morris	Same	**Map 105-14 Parcel 175**
(NAME) **2305 Knowles Avenue**	(NAME) P.O. Box 120601	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Nashville, TN 37212	
(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, **HEIRS AT LAW OF WILLIAM E. HOWSE AND WIFE, GEORGIA HOWSE A/K/A GEORGIANNA HOWSE, DECEASED, BEING ALICE HOWSE JORDAN, INA HOWSE TURNER, WILFRED HOWSE, WILLIAM E. HOWSE, ALLEN W. SMITH, JR., ALLEN W. SMITH, III AND SHAUNDA J. SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WAYNE E. MORRIS**, 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 14 feet of Lot No. 7 and the northerly 46 feet of Lot No. 8 on the Map of Joseph Knowles' Subdivision of Block "D", in C. D. Elliot's Plan, as of record in Book 332, Page 48, Register's Office for said County.

Said parts of Lot 7 and 8 front together 60 feet on the westerly side of Royal Street and run back between parallel lines, 200 feet to an alley.

Being the same property conveyed to William E. Howse and wife, Georgia Howse by deed of record in Book 4159, Page 300, Register's Office for Davidson County, Tennessee. Georgia Howse a/k/a Georgianna Howse having deceased and William E. Howse having since deceased intestate vesting title to their heirs at law according to an Affidavit of Heirship of record in Instrument No. 199912200304977, being Alice Howse Jordan, Ina Howse Turner, Wilfred Howse, William E. Howse, Janice Howse Smith, George P. Howse, Calvin F. Howse and Jacinto B. Howse.

George P. Howse, Jaccinto B. Howse and Calvin F. Howse have since died intestate leaving no spouse or children either natural or adopted.

Janice Howse Smith died intestate leaving next of kin and heirs, husband Allen W. Smith, Jr., and children, Allen W. Smith, III and Shaunda J. Smith.

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

This instrument is executed on behalf of Ina Howse Turner, Wilfred Howse, William E. Howse, Allen W. Smith, Jr., Allen W. Smith, III and Shaunda J. Smith by Alice Howse Jordan as their Attorney-In-Fact pursuant to recorded Power of Attorney being recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2305 Knowles Avenue, Nashville, TN 37204**

(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/our hand(s)** this 21st day of August, 2000.

Alice Howse Jordan

Alice Howse Jordan

Ina Howse Turner

Ina Howse Turner by Alice Howse Jordan, her Atty in fact

Wilfred Howse

Wilfred Howse by Alice Howse Jordan, his Atty-in-fact

William E. Howse

Willam E. Howse, by Alice Howse Jordan, his Atty-in-Fact

Allen W. Smith Jr.

Allen W. Smith, Jr., by Alice Howse Jordan, his Att-in-Fact

Allen W. Smith III

Allen W. Smith, III , by Alice Howse Jordan, his Atty-in-Fact

Shaunda J. Smith

Shaunda J. Smith, by Alice Howse Jordan, her Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2000 before me personally appeared ALICE HOWSE JORDAN, , individually and as the person who executed the foregoing instrument on behalf of Ina Howse Turner, Wilfred Howse, William E. Howse, Allen W. Smith, Jr., Allen W. Smith, III and Shaunda J. Smith, and acknowledged that she executed the same as the free act and deed of the said Ina Howse Turner, Wilfred Howse, William E. Howse, Allen W. Smith, Jr., Allen W. Smith, III and Shaunda J. Smith, through Power of Attorney granted her, by the said Ina Howse Turner, Wilfred Howse, William E. Howse, Allen W. Smith, Jr., Allen W. Smith, III and Shaunda J. Smith.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Shari A. Thompson

Notary Public

Commission Expires:
1-27-00