02

Realty
484

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY OTHERS:
STALLINGS LAW FIRM, PC, 435 Park Ave Professional Bldg, Lebanon, Tennessee 37087

TAX MAP AND PARCEL NO. 160-3-111
ADDRESS NEW OWNER: 5317 Overton Road, Nashville, TN 37220-1924
ADDRESS MORTGAGEE: First Horizon Home Loan P.O. Box 146, Memphis, TN. 38101
SEND TAX BILL TO: Same as Mortgagee
PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

Davidson County DEEDWARR
Recvd: 04/26/01 12:09 2pgs
Fees:11.00 Taxes:832.50
20010426-0042145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, I, RENEE' S. DENNEY, unmarried, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto JUDITH T. HUMPHREYS and AVEN A. HUMPHREYS, as equal tenants in common, with right of survivorship, their heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and situate in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, State of Tennessee, being Lot No. 207, on the Plan of Haileywood Estates, Section 8F, as of record in Book 3842, page 116, Register's Office for said County, to which Plan reference is made for a more complete description thereof.
>
> BEING the same property conveyed to Renee' S. Denney, unmarried, by deed from James M. Cantrell and wife, Sylvia F. Cantrell, dated December 20, 1994, of record in Deed Book 9551, page 150, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5317 Overton Road, Nashville, TN 37220-1924.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said JUDITH T. HUMPHREYS and AVEN A. HUMPHREYS, as equal tenants in common, with right of survivorship, their heirs and assigns, in fee simple forever.

WE COVENANT with said grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that said property is free, clear and unencumbered, except as herein provided; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE SUBJECT to the following:

1. The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

2. Restrictions of record in Book 4115, page 512, Register's Office of Davidson County, Tennessee.

3. Easements, rights-of-way, and other conditions and restrictions as shown on the survey Plan of Haileywood Estates, Section 8F, as of record in Book 3842, page 116, Register's Office of Davidson County, Tennessee, and to the accuracy of same.

4. Applicable health and zoning rules and regulations.

REAL PROPERTY TAXES for the current year shall be prorated between the grantor and the grantees as of date of deed. Any real property taxes which may be owing for prior years shall be paid by grantor.

POSSESSION shall be given on date of deed.

WITNESS OUR HANDS HERETO, this 20 day of April, 2001.

Renee' S. Denney

RENEE' S. DENNEY, Grantor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named RENEE' S. DENNEY, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who each acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 20th day of April, 2001.

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Renee' S. Denney

AFFIANT

Subscribed and sworn to before me, this 20th day of April, 2001.

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires MAR. 27, 2005