Box 29

WARRANTY DEED

Return to:
Priority Escrow Services, Inc
51 Century Blvd., Suite 110
Nashville, TN 37214-3614
(615) 391-4185

KIMBRA R. ROUSH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~77,000.00~~ 76,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF JUNE, 2001.**

Notary Public

MY COMMISSION EXPIRES: ~~February 28, 2002~~

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latonya Bell	1st Trust Bank for Savings	Map 61-11
(NAME) **908 Matthews Avenue**	(NAME) P. O. Box 17257	Parcel 28
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Memphis, TN 3818,7-0257	
(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, **James R. Owen,** unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Latonya Bell and Regina Harris**, 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 Lot No. 5 on the Map of Curley Manor Subdivision of record in Book 1835, Page 73, Register's Office for said County described as follows:
Beginning at a point on the southerly margin of Matthews Street; thence East along the South margin of Matthews Street 80 feet to a point; thence South 147.6 feet to a point; thence West 63 feet to a point; thence South 152.8 fet to the piont of beginning.

Being the same property conveyed to James R. Owen by deed of record in Instrument # 200005100047319, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **908 Matthews Ave., Nashville, TN 37216**

(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.

Davidson County DEEDWARR
Recvd: 06/29/01 14:05 2pgs
Fees:11.00 Taxes:282.31
20010629-0069091

Witness **my/our hand(s)** this **28th day of June, 2001**.

James R. Owen

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 James R. Owen the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2001.

Commission expires:

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE TENN. BEDFORD CO.

My Commission Expires 2-10-2002