WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/01 15:15 2pgs
Fees:13.00 Taxes:518.00

20011019-0114612

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Owens (NAME)	"NEW OWNER" (NAME)	MAP 118-09-0
1717 Beechwood Avenue (ADDRESS)	(ADDRESS)	PARCEL 175.00
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, Gladys N. Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Owens

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. 14 on the Plan of Sutton Hill Section of Marengo Park of record in Plat Book 974, Page 67, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

ALSO: Beginning at a point, the southwest corner of Lot 14 of the Sutton Hill Section of Marengo Park (the southeast corner of Lot 13), thence in a southerly direction with the west side of Lot 14, extended, to the southern margin of the Old Glendale car line right-of-way, thence with the said southern margin of the right-of-way in a northeasterly direction approximately 75 feet to a point in line with the eastern line of Lot 14 extended, thence northerly to the southeastern corner of Lot 14 (the southwest corner of Lot 15), thence in a southwesterly direction with the north boundary of the Glendale car line right-of-way to the beginning.

BEING the same property conveyed to James W. Fitzgerald and wife, Gladys N. Fitzgerald, by Deed from Thomas J. Todd and wife, June Todd, of record in Book 4331, Page 439, Register's Office for Davidson County, Tennessee. The said James W. Fitzgerald having since died, the property is now vested in Gladys N. Fitzgerald as a surviving tenant by the entirety.

CONTINUED

unimproved ( )
This is improved (X) property, known as 923 Marengo Lane, 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 hand this 19th day of October, 2001

Gladys N. Fitzgerald

Gladys N. Fitzgerald

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 Gladys N. Fitzgerald

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 19th day of October, 2001.

Commission expires 4/10/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by the Grantor(s) herein.