RETURN TO:
TAYLOR TITLE & ESCROW, INC
305 RAYON DRIVE
OLD HICKORY, TN 37138

1021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$55,000.00~~. $49,900.00 CM

Subscribed and Sworn to before me, this 8th day of August, 2001.

Carolyn Martin
Affiant

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Jamie L. Taylor
Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TENNESSEE 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
CAROLYN B. MARTIN, unmarried 707 N. 5th STREET NASHVILLE, TN 37207 MAP & PARCEL NO. 082-07-0/479.00	SAME

Davidson County DEEDWARR
Recvd: 11/29/01 14:12 2pgs
Fees:13.00 Taxes:184.63
20011129-0130946

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CATHERINE EDITH OWEN, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

CAROLYN B. MARTIN, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 1 on the Plan of Arrington Heights, Section 3, of record in Book 3300, page 99, Register's Office for said County.

Said Lot No. 1 fronts 54 feet on the easterly side of North 5th Street and runs back 175 feet on the north line and 90 feet on the south line to a dead line in the rear, measuring 99.21 feet thereon.

Being the same property conveyed to Mrs. Catherine Edith Owen, by Deed from H. & W. Builders, Inc. dated June 4, 1963, of record in Book 3571, page 379, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2001, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 3300, PAGE 99; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 707 N. 5th STREET, NASHVILLE, TENNESSEE

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 6 DAY OF AUGUST, 2001.

Catherine Edith Owen

CATHERINE EDITH OWEN

STATE OF NORTH CAROLINA

COUNTY OF Lee

On this 6 day of August, 2001, before me personally appeared Catherine Edith Owen, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

My Commission Expires 4-12-2006

Notary Public

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WARRANTY DEED

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