Davidson County DEEDWARR
Recvd: 12/05/01 09:25 2pgs
Fees:13.00 Taxes:81.40

20011205-0133671

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES:. 5/28/03

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Ann Thomas	NEW OWNER	81-3-159
(NAME) 2218 14th Avenue North	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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,

THERESA H. DAVIS, DONNA HOWSE, ERIC HOWSE, KENNETH L. HOWSE, LARRY HOWSE, LENNARD K. HOWSE, DIANE WHITHERSPOON, THERESA YVETTE REID, AND CRYSTAL HOWSE

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

MARGARET ANN THOMAS,

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:

Being Lot No. 2 in Shankland's re-subdivision of Lot No. 7 in the Subdivision of Lot No. 33, Owen's Buena Vista Plan of lots as of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 50 feet, more or less, on the easterly side of Nonce Street, and runs back between parallel lines, 117 feet to Lot No. 9.

Being the same property conveyed to Charlyne A. McHenry by deed from W. L. Bainbridge, Jr. and wife, Julie W. Bainbridge of record in Book 3177, Page 639, Register's Office for Davidson County, TN. Charlyne A. McHenry having since died on July 24, 1996, and the individuals named above being her sole remaining heirs at law.

Upon oath, Theresa H. Davis, Donna Howse, Eric Howse, Kenneth L. Howse, Larry Howse, Lennard K. Howse, Diane Whitherspoon, Theresa Yvette Reid and Crystal Howse do hereby, warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statue.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ unimproved property, known as 2218 14th Avenue North, Nashville, TN 37208

(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 27th day of November, 2001.

Theresa H. Davis

Donna Howse

Eric Howse

Kenneth L. Howse

Larry Howse

Lennard K. Howse

Crystal Howse

Theresa Yvette Reid

Witness my/our hand(s) this 27th day of November, 2001.

Donna Howse

Theresa H. Davis

Eric Howse

Kenneth L. Howse

Larry Howse

Lennard K. Howse

Diane Witherspoon

Diane Witherspoon

Theresa Yvette Reid

Crystal Howse

Ethel Howse

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 Theresa H. Davis, Donna Howse, Eric Howse, Kenneth L. Howse, Larry Howse, Lennard K. Howse, Diane Witherspoon, Theresa Yvette Reid, Crystal Howse, ~~XXXXXXXX~~, 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 Brentwood , Tennessee this 27th day of November, 2001.

Commission expires:

5/28/03

Sharon L. Riney

Notary Public