Davidson County DEEDWARR
Recvd: 09/09/02 15:05 2pgs
Fees:13.00 Taxes:111.00
20020909-0109107

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, the undersigned, **JULIA ELIZABETH HIMES,** have bargained and sold and by these presents do hereby transfer and convey unto **PATRICIA ANN HIMES DAVIDSON AND HUSBAND, LAVELLE DAVIDSON a one-third (1/3) undivided interest, CONNIE RUTH HIMES HYER AND HUSBAND, TED HYER a one-third (1/3) undivided interest, CHERYL DARLENE HIMES HUMPHREYS AND HUSBAND, DAVID HUMPHREYS, SR. a one-third (1/3) undivided interest,** their heirs and assigns, by gift, certain real estate shown on **Tax Map 9-10, Parcel 51,** located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of the Subdivision of Lots Nos. 39 and 40 of the B.F. Cockrill Farm, as of record in Book 332, page 41, Register's office for said County.
>
> Said Lot No. 56 fronts 50 feet on the northerly side of Leslie Avenue and runs back between parallel lines 150 feet to an alley.
>
> This being the same property conveyed to Julia Himes by deed of John C. Cunningham and wife, Wynona P. Cunningham, dated August 3, 1972, of record in Book 4624, at pages 666-667, of record in the Register's office of Davidson County, Tennessee.
>
> The grantor, Julia Elizabeth Himes, reserves a life estate in and to the above described real estate. It is understood between the parties herein that the above described real estate can not be sold during the lifetime of Julia Elizabeth Himes by the grantees to third parties.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said **PATRICIA ANN HIMES DAVIDSON AND HUSBAND, LAVELLE DAVIDSON a one-third (1/3) undivided interest, CONNIE RUTH HIMES HYER AND HUSBAND, TED HYER a one-third (1/3) undivided interest, CHERYL DARLENE HIMES HUMPHREYS AND HUSBAND, DAVID HUMPHREYS, SR. a one-third (1/3) undivided interest,** their heirs and assigns, forever. And I covenant with the said grantees, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except by 1998 taxes, now a lien, and due and payable, payment of which is prorated between the parties hereto to the date of this conveyance and as hereinabove set out.

And I further covenant and bind myself, my 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.

WITNESS my hand, this 14 day of November, 1998.

Julia Elizabeth Himes

Julia Elizabeth Himes

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, **Julia Elizabeth Himes,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of November, 1998.

Kelley Rich

Notary Public

My Commission Expires May 27, 2001

This Instrument Prepared by:
GARY J. SWAYNE, Attorney
117 East Wood Street
Paris, Tennessee 38242

Owner, Party Responsible for
Property taxes & Address
Patricia Davidson etals
2795 Eastwood St
Paris, TN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Patricia Ann Himes Davidson

Affiant

Subscribed and sworn to before me this 24th day of November, 1998.

Holly C. North

My Commission Expires: 7-17-2000

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION OR SURVEY.