FILE BOX 30

State of Tennessee
County of DAVIDSON
The actual consideration or value whichever is greater is $55,000.00.

Subsribed and sworn before me this the 7th day of February, 2003.

NOTARY PUBLIC AT LARGE (Affix Seal) DAVIDSON CO. TENN.

Affiant

Notary Public

MY COMMISSION EXPIRES JULY 29, 2006

# WARRANTY DEED

This instrument prepared by:
**SOUTHEAST TITLE of Tennessee, Inc.** 300125
**214 Centerview Drive, suite 101, Brentwood, Tennessee 37027**

Address of new owner:
Jerry W. Owens
Lot 50 Belmont Terrace
Nashville, TN 37212

Send tax bills to:
SAME

Map 117-4 Parcel 375

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Charles S. Sanford, and Wife, Alice Sanford**

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

**Jerry W. Owens**

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

Being Lot Number 50 on the Plan of Map of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Charles S. Sanford and wife, Alice Sanford, by Deed of record in Book 7544, page 735, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS Lot 50 Belmont Terrace, Nashville, TN 37212

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 successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 7th day of February, 2003.

Charles S. Sanford

Alice M. Sanford

Davidson County DEEDWARR
Recvd: 02/10/03 15:12 2pgs
Fees:13.00 Taxes:203.50
20030210-0018294

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this 7th day of February, 2003, before me personally appeared Charles S. Sanford and Alice Sanford, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

My commission expires: MY COMMISSION EXPIRES JULY 29, 2006

Notary Public

JOHN A. BELL, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.