Davidson County DEEDWARR
Recvd: 05/13/03 14:22 2pgs
Fees:13.00 Taxes:173.90
20030513-0064311

Warranty Deed

THIS INDENTURE, made and entered into this 22nd day of April 2003

by and between Wayne Harrold and Sharon Mills

of the first part, and Edythe Townsend, Unmarried

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Nashville County of Davidson State of TN

Land in Davidson County, Tennessee to wit:

Being Lot No. 95 on the Map of E.T. Brown's Subdivision, of Lots Nos. 21 to 26, of the Brownsville Addition, as of record in Book 332, Page 91.

Said Lot No. 95 fronts 50 feet on the Southerly side of Douglas Avenue, and runs back between parallel lines 160 feet, more or less, to the Northerly margin of Hickman Street.

Being the same property conveyed to Wayne Harrold and Sharron Mills, herein by Quit Claim Deed dated October 10, 2001 filed for record April 7, 2003 at Instrument No. 20030407-0045236, in the Register's Office of Davidson County, Tennessee.

The aforedescribed real property is not the homestead of Wayne Harrold or Sharron Mills.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2003 Davidson County real property taxes, being liens not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 332, Page 91, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Wayne Harrold by Loretta Matthews attorney in fact
Wayne Harrold

Sharon Mills by Loretta Matthews attorney in fact
Sharon Mills

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____, a Notary Public of said County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2003.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____, a Notary Public of said County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2003.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF ~~SHELBY~~ DAVIDSON

On this 22nd day of APRIL, 2003, before me personally appeared LORETTA MATTHEWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WAYNE HARROLD AND SHARON MILLS acknowledged that ~~s~~he executed the same as the free act and deed of said WAYNE HARROLD AND SHARON MILLS

Witness my hand, at office, this 22ND day of APRIL, 2003.

_____
Notary Public

My Commission Expires 30 day of JULY, 20 06

JOSHUA R. HOPE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2003.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

File Number: N031534/JRH
Parcel Number: 083-02-0-198.00

(FOR RECORDING DATA ONLY)

Property address 1534 Douglas Ave.
Nashville, TN 37206

Mail tax bills to: (Person or Agency responsible for payment of taxes)

Edithe Townsend
1534 Douglas Ave.
Nashville, TN. 37206

This instrument prepared by: Fearnley & Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

State tax $ 220.65
Register's fee
Recording fee 74.00
Total

T.G. #

Return to:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

Property Owner's Name and Address
Edythe Townsend

1534 Douglas Ave.
Nashville, TN 37206

JOSHUA R. HOPE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 47,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edythe Townsend
Affiant

Subscribed and sworn to before me this 22nd day of April, 2003.

_____
Notary Public

My Commission Expires: 7-30-06