Davidson County DEEDWARR
Recvd: 06/03/03 09:43 3pgs
Fees:18.00 Taxes:418.47
20030603-0075170

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Deborah Peters Thomas 5035 Mace Dr. Nashville, Tn. 37211	Same as New Owner	Map 72-03 Parcel 148

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GLORIA F. BAXTER, PYLANT L. ELLIS, REBECCA L. MORRIS, LISA L. NICHOLS, BARBARA JEAN MEADOWS and BETSY JO MORRIS, being all of the heirs and beneficiaries of Dorothy Louise Baker Ellis, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DEBORAH PETERS THOMAS, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 163 on the Plan of Inglewood Place, a plan of which is of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 163 fronts 50 feet on the northerly side of Howard Avenue, and runs back between parallel lines 205 feet to the southerly line of Lot No. 187.
>
> And being the same property conveyed to P.G. Ellis and wife, Dorothy L. Ellis, by deed of record in Book 2435, page 254, Register's Office for Davidson County, Tennessee. The said P.G. Ellis, a/k/a Pylant G. Ellis, died on May 16, 1985, survived by Dorothy L. Ellis, who became vested with ownership and title to the said property. The said Dorothy L. Ellis died on December 13, 2002, survived by Pylant L. Ellis, Betsy Jo Morris, Lisa L. Nicholas, Rebecca L. Morris, Barbara Jean Meadows and Gloria F. Baxter as her only heirs-at-law, and the only beneficiaries named under a Last Will and Testament dated February 28, 1985, not filed for probate.
>
> The mailing address for the said property is 1209 Howard Avenue, Nashville, TN 37216.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 332, page 101, said Register's Office.

3. Subject to a sanitary sewer easement and/or drainage easement in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, filed for record in Book 4275, page 408, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

GLORIA F. BAXTER executes this Warranty Deed as Attorney-in-Fact for BETSY JO MORRIS, under a Power of Attorney being recorded simultaneously herewith in Instrument No. 20030603-0075169 in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

GLORIA F. BAXTER

PYLANT L. ELLIS

REBECCA L. MORRIS

LISA L. NICHOLS

BARBARA JEAN MEADOWS

BETSY JO MORRIS
By: Gloria F. Baxter, Attorney In Fact

"GRANTEE"

DEBORAH PETERS THOMAS, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pylant L. Ellis, Gloria F. Baxter, Barbara Jean Meadows, Rebecca L. Morris, Lisa L. Nichols, and Deborah Peters Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 28th day of May, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 28th day of May, 2003, before me, personally appeared Gloria F. Baxter, to me known to be the person who executed the foregoing instrument on behalf of Betsy Jo Morris, and acknowledged that she executed the same as the free act and deed of the said Betsy Jo Morris.

WITNESS my hand and official seal this the 28th day of May, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $113,100.00.

Affiant

Sworn to and subscribed before me, this the 28th day of May, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005