Davidson County DEEDWARR
Recvd: 07/02/03 14:38 2pgs
Fees:13.00 Taxes:344.10

20030702-0091729

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name Nicola Lindsey Stanley
Address 813 Horner Avenue
City/State/Zip Nashville, TN 37204

SEND TAX BILLS TO:
Name Columbia National Incorporation
Address P.O. Box 3050 M.S. D1-11
City/State/Zip Columbia, Maryland 21045-6050

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Annie G. Jones, an unmarried woman** has this day bargained and sold, and does hereby transfer and convey unto **Nicola Lindsey Stanley, an unmarried person, her** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in DAVIDSON County, State of TENNESSEE, as follows:

Land in Davidson County, Tennessee, Being Lot No. 49 on the Plan of Kirkwood Heights, a part of W.T. Berry Estate, of record in Book 1130, Page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Annie G. Jones, unmarried, by Warranty Deed from John Emmett Woods and wife, Maurine Woods, of record in Book 7109, Page 390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 118, Group 02, Parcel 155

This is improved property known as: 813 Horner Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **30th** day of **June, 2003**.

Annie G. Jones

Annie G. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Annie G. Jones** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **30th** day of **June, 2003**.

Commission expires **June 18, 2005**

C.M. Corriveau

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$93,000.00**

Affiant Nicola Lindsey Stanley

Subscribed and sworn to before me, this the 30th day of June,2003.

My commission expires June 18, 2005

C. M. Corrneau
Notary Public - Register

