WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 07/15/03 13:36 2pgs
Fees:13.00 Taxes:172.05

20030715-0098728

G-1252-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF June 2003

NOTARY PUBLIC AT LARGE
Kathy J. Byers
MY COMMISSION EXPIRES: September 24, 2005

Notary Public
9/24/05

(SEAL)
STATE OF TENNESSEE

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Davis	New Owners	MAP 52-1
(NAME)	(NAME)	
313 Harrington Avenue		PARCEL 57
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Madelaine Landis Power and George Philip Landis, as tenants in common and Helen T. Landis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon Davis and wife, Amy Davis

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 13 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the northerly side of Harrington Avenue and runs back between parallel lines 165 fet to a dead line.

Being the same property conveyed to Madelaine Landis and George Philip Landis, Tenants in Common, reserving to W. H. Landis and wife, Helen T. Landis, a life estate in said property, by deed from W. H. Landis, and wife, Helen T. Landis, of record in 5275, Page 739, Register's Office for Davidson County, Tennessee.

The said W. H. Landis having since died on May 30, 1978.

Helen T. Landis joins in this conveyance for the express purpose of conveying any and all rights which she may have in said property, both now or in the future.

unimproved ( )
This is improved (X) property, known as 313 Harrington Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of June 2003

Madelaine Landis Power
Madelaine Landis Power

George Philip Landis
George Philip Landis

X Helen T. Landis
Helen T. Landis

DCTN01WC

TENNESSEE

STATE OF ~~FLORIDA~~)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MADELAINE LANDIS POWER,** the bargainor, with whom I am personally acquainted, and who, upon her oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Tennessee ~~Florida~~, this 27th day of June, 2003. WITNESS my hand and official seal at Goodlettsville,

Kathy J Byers
Notary Public

My Commission Expires: 9/24/05

KATHY J BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

STATE OF FLORIDA)
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GEORGE PHILIP LANDIS,** the bargainor, with whom I am personally acquainted, and who, upon his oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Florida, this 24th day of June, 2003. WITNESS my hand and official seal at Milton,

Personally known to me

Cynthia L. Grimes
Notary Public

My Commission Expires:
4-18-05

OFFICIAL NOTARY SEAL
CYNTHIA L GRIMES
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD018657
MY COMMISSION EXP. APR. 18,2005

STATE OF FLORIDA)
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HELEN T. LANDIS,** the bargainor, with whom I am personally acquainted, and who, upon her oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Florida, this 24th day of June, 2003. WITNESS my hand and official seal at Milton,

Personally known to me

Cynthia L. Grimes
Notary Public

My Commission Expires:
4-18-05

OFFICIAL NOTARY SEAL
CYNTHIA L GRIMES
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD018657
MY COMMISSION EXP. APR. 18,2005