Davidson County DEEDWARR
Recvd: 09/04/03 17:35 2pgs
Fees:13.00 Taxes:185.00
20030904-0129119

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.
Halmon Lowe, et ux 606 Hamilton Ave. Nashville, TN 37203	Same as New Owner	Map 118-04 Parcel 65

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, WALTER L. GREGG and wife, RUBY UNDERWOOD GREGG, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto HALMON LOWE and wife, SHIRLEY LOWE, hereinafter referred to as 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. 19 on the Map of John H. Canaday's Subdivision of West Lawn, of record in Book 332, page 90, Register's office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the west side of Canaday Avenue and runs back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to Walter L. Gregg and wife, Ruby Underwood Gregg, by deed from Mallernee Realty Company, Inc. of record in Book 2487, page 73, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2149 Canady Avenue, Nashville, TN 37211.

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, the GRANTORS, 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 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 GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 335, page 90, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

"GRANTORS"

WALTER L. GREGG

RUBY UNDERWOOD GREGG

"GRANTEES"

HALMON LOWE

SHIRLEY LOWE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER L. GREGG and wife, RUBY UNDERWOOD GREGG, and HALMON LOWE and wife, SHIRLEY LOWE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of August, 2003.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires August 20, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me, this the 27th day of August, 2003.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires August 20, 2005