Davidson County DEEDWARR
Recvd: 09/11/03 07:52 2pgs
Fees:13.00 Taxes:103.60
20030911-0132944

This instrument prepared by
John J. Archer, Attorney at Law, 4525 Harding Pike, Ste. 221, Nashville, TN 37205-2119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration given for this transfer or the value of the property transferred, whichever is greater, is $28,000.00.

Sworn to and subscribed before me this 13 day of September, 2003.

Lula W. Lenox
Grantee or Grantee's Agent

Notary Public / My commission expires 1-27-07

ADDRESS NEW OWNER
Lula W. Lenox
4003 Fairview Dr.
Nashville, TN 37218

SEND TAX BILLS TO
same

MAP/PARCEL ID
Map 081-03-0
Parcel 216.00

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor, MARTHA JANE JONES, unmarried, has bargained and sold, and by these presents does transfer and convey unto the Grantee, LULA W. LENOX, her heirs and assigns, the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of John T. Lindsley Company's Resubdivision, of record in Book 2083, page 31, Register's Office for said County.

Said Lot No. 7 is described as follows: Beginning at a point on the easterly side of 12th Avenue, North, on the line between Lots Nos. 7 and 8 on the above Plan; thence easterly 73.5 feet; thence northerly 82 feet; thence westerly 53.5 feet to the beginning of a curve, radius 20 feet; thence with said curve 31.42 feet; thence southerly 62 feet to the beginning.

Being the same property conveyed to John H. Lancaster and wife, Mildred Lancaster, by deed from L. C. Anderson and wife, Lola B. Anderson, as of record in Book 2241, page 456, said Register's Office; the said John H. Lancaster having since died, survived by his said wife, Mildred Lancaster; and the said Mildred Lancaster having died intestate on July 28, 1993, leaving the within named Grantor, Martha Jane Jones, as her sole heir under the provisions of T.C. A. § 31-2-104 and as set out in the Affidavit of Heirship filed as Instrument No. 20030402-0043044 in said Register's Office.

There is a 10 foot easement for public utilities on the easterly side of above lot.

PROPERTY ADDRESS: This is improved property known as 2142 12th Avenue, North, Nashville, TN 37208.

Said property is conveyed subject to restrictions, easements, and setback lines of record, to the liens of *ad valorem* taxes assessed for the years 2000 and thereafter, to any and all liens, encumbrances, and limitations that have been created by, permitted by, or asserted against the Grantee, and to the rights of tenants in possession under the Grantee.

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 the Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and that the same is unencumbered except as stated above. And the Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This instrument is a reconveyance of the same property described and conveyed in that certain Installment Deed from Martha Jane Jones to Lula W. Lenox, dated and executed November 24, 1999, but which Installment Deed was misplaced, lost or inadvertently destroyed prior to its being offered for registration and recording in the aforesaid Register's Office.

Witness my hand this 3RD day of SEPTEMBER, 2003.

Martha Jane Jones
MARTHA JANE JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of SEPTEMBER, 2003, before me personally appeared MARTHA JANE JONES, with whom I am personally acquainted (or whose identity was established by satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained. I certify that I am a Notary Public authorized to act and now acting within and for the State above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission
expires: 7-30-2005

Notary Public

