# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/03 13:25 2pgs
Fees:13.00 Taxes:869.50

20030915-0135211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

SHARON K. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tracy M. Lujan | Union Planters Bank, N.A. | 83-14-237 |
| (NAME) | (NAME) | |
| 312 17th Street | PO Box 1718 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Memphis, TN 38101 | |
| (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, William E. Jabus,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy M. Lujan, unmarried 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:

*married

BEING the South 37 feet of Lot No. 92 and North 13 feet of Lot No. 93 on the Map of Edgefield Land Company's First Subdivision of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 92 and 93 front 50 feet on the westerly side of 17th Street and run back between parallel lines, along the South margin of Lillian Avenue, 150.0 feet to an alley.

BEING the same property conveyed to William E. Jabus, married by deed from James K. Griffey, married of record in Instrument Number 20010425-0040826, Register's Office for Davidson County, Tennessee. Marilyn J. Jabus hereby joins in this conveyance in order to relinquish any rights she may have in the property by virtue of marriage to William E. Jabus.

This conveyance is subject to any and all existing restrictions and easements of record.

This document is executed pursuant to a Power of Attorney being recorded concurrently herewith. 20030915-0135210

unimproved ☐

This is improved ☒ property, known as 312 17th Street, Nashville, TN 37203
(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 my hand this 29th day of August, 2003.

William E. Jabus by Laure Lynn Jabus, his Attorney in Fact

Marilyn J. Jabus by Laure Lynn Jabus, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for the state and county, aforesaid, personally appeared Laure Lynn Jabus with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the attorney in fact for the within named William E. Jabus and Marilyn J. Jabus and being authorized to act on behalf of said persons she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2003.

Commission expires:




Jill Connors
My Commission Expires
November 27, 2004

Jill Connors

Notary Public