WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 9/24/03

Notary Public

MY COMMISSION EXPIRES: 5/20/06

(AFFIX SEAL)

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, ~~Nashville~~, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Howard	SAME	082-12-071.000
(NAME)	(NAME)	
301 Neil Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37202~~ 37207	SAME	
(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, **Gladys L. ~~Hailey~~** G L Haley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Howard,** Married, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 301 Neil Ave., Nashville, 37207
(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/my hands this 9/24/03.

Gladys L. ~~Hailey~~ G L Haley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Gladys L. Haley the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 9/24/03

Commission expires: 5/20/06

Notary Public

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 10/01/03 10:54 2pgs
Fees:13.00 Taxes:240.50

20031001-0144788

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 192 on the of Neill S. Brown's Addition to East Nashville, of record in Book 57, page 50, Register's Office for said County.
Said part of Lot No. 192 fronts 50 feet on the easterly side of Neil Avenue and runs back between parallel lines with the northerly margin of Smiley Street 105 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Morgan Leon Haley (**now deceased**) and wife, Gladys L. Haley, by Deed from Eloise Haley Sawyers Hood, of record dated 3/16/65, of record in Book 3884, page 340, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Morgan L. Haley and wife, Glayds L. Haley by Deed from The Nashville Housing Authority in Book 4449, page 941, dated 5/20/70 for said County.