File [redacted]0160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2003.

Notary Public

MY COMMISSION EXPIRES:

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO. TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia Armstrong and Nancy Huggins	Same	Map: 117-3-57.00
(NAME) 1853 Primrose Avenue	(NAME)	Parcel:
(ADDRESS) Nashville TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **DOUGLAS G. LESSLY AND WIFE, JEAN RAINES LESSLY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JULIA ARMSTRONG AND NANCY HUGGINS,** as joint tenants with express right of survivorship, 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 situated in Davidson County, Tennessee and being described according to a survey made by Bruce Rainey and Associates, dated April 17, 1978, as follows, to-wit:

Beginning at a point in the westerly margin of Primrose Avenue, formerly Hazelwood Avenue, said point being 200.0 feet southerly from the intersection of said Avenue with Cedar Lane; thence westwardly 87.0 feet to an iron pin in the margin of Allen's easterly line 196.0 feet to a point; thence westwardly 87.5 feet to a point; thence southwardly 9.5 feet to a point; thence eastwardly 200.8 feet to a point; thence northwardly 329.3 feet to the point of beginning.

Being the same property conveyed to Douglas G. Lessly and wife, Jean Raines Lessly by Warranty Deed dated May 18, 1998 of record in Book 10939, Page 57, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

Unimproved ( )
This is improved (X) property, known as 1853 Primrose Avenue, Nashville, TN 37212
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 21st day of November, 2003.

Douglas G. Lessly

Jean Raines Lessly

Davidson County DEEDWARR
Recvd: 11/24/03 15:36 2pgs
Fees:13.00 Taxes:740.00

20031124-0170721

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Douglas G. Lessly and wife, Jean Raines Lessly who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of November, 2003.

Eileen Strange

Notary Public

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.

My Commission Expires: _____

MY COMMISSION EXPIRES:
NOVEMBER 06, 2006

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217