WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/03 14:19 2pgs
Fees:13.00 Taxes:74.00

20031230-0183971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Frederick R. Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 12-19-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick R. Stephens	Frederick R. Stephens	Map 92-13 Parcel 410.00
(NAME)	(NAME)	
104 Sunset Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(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, I, Howard Reams , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick R. Stephens , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 63 on the Map of Hortense Place, as of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 50 feet on the east side of 33rd Avenue North, formerly Barron Street, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Howard Reams by Affidavit of Inheritance from Emma P. Farley dated January 19, 2001 of record in Instrument No. 20010124-0007334, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 308 33rd Avenue North, Nashville, TN 37209

(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/our hand(s) this 16th day of December, 2003.

Howard Reams

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Howard Reams the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/16/2003

My Commission Expires: 12-19-04

Notary Public

File Number23110225
RETURN TO:
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129