Davidson County DEEDWARR
Recvd: 02/04/04 16:20 2 pgs
Fees:13.00 Taxes:203.50

20040204-0013926

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

X Billy J England
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES 3-25-04

MICHAEL T. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File No. G4-1045D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Billy J. England and Janet England, husband and wife (NAME)	Union Planters Bank, N.A. (NAME)	52-2-135
632 Cheryl Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1785 (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-1785 (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, WE, Dorothy Lee Harrison, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy J. England and Janet England, husband and wife, 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:

Being the westerly three-fourths of Lot No. 35 and the westerly one-half of Lot No. 36 of Block "B" on the revised Map of Rainbow Terrace Subdivision of record in Book 1130 at page 85, Register's Office for said County.

Said parts of said lots adjoin and front together 62.5 feet on the southerly margin of Cheryl Avenue and run back together between parallel lines, 145 feet to a dead line in the rear.

Being the same property conveyed to Dorothy Lee Harrison and husband, W.H. Harrison , by Deed of Record in Book 8397, Page 774, Register's Office for Davidson County, Tennessee.
W.H. Harrison having since died, vesting sole ownership in Dorothy Lee Harrison as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Dorothy Lee Harrison is signed by her duly appointed Attorney-in-fact Beverly Jo Tanksley , pursuant to the Power of Attorney recorded as Instrument #20040204-0013759, said Register's Office.

unimproved ( )

This is improved (XX) property, known as 632 Cheryl Avenue, Madison, TN 37115.

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. Whenever 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 3rd day of February, 2004.

X Dorothy Lee Harrison Beverly Jo Tanksley Attorney-in-fact
Dorothy Lee Harrison by Beverly Jo Tanksley, Attorney-in-Fact

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 Dorothy Lee Harrison, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 3rd day of February, 2004.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of February, 2004.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Beverly Jo Tanksley , attorney-in-fact for Dorothy Lee Harrison , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of February, 2004.

My Commission Expires: 3/25/06

MICHAEL T. MOSER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282