File #200420069

Davidson County DEEDWARR
Recvd: 03/18/04 09:41 2pgs
Fees:13.00 Taxes:222.00

20040318-0030718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA K. HODGE NOTARY PUBLIC WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Self and Lisa L. Self	Flagstar Bank FSB	Map: 60-16-112
(NAME) 2718 Jones Ave.	(NAME) P.O. Box 7026	Parcel:
(ADDRESS) Nashville TN 37207	(ADDRESS) Troy, Michigan 48007-7026	
(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, **PATRICIA L. GRAY N/K/A PATRICIA L. LAWHON AND HUSBAND, PAUL W. LAWHON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JAMES M. SELF AND WIFE, LISA L. SELF**, 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 in Davidson County, Tennessee, being the southeast part of Lot No. 26 on the Plan of Joywood Heights, Section No. 3, not of record, described according to a survey by W. W. Turner Company Engineers, March 14, 1947, as follows:

Beginning on the westerly margin of Jones Avenue at the northeast corner of the property conveyed to Frank J. Biggs and wife, by deed from R. E. Payne and wife, of record in Book 1851, Page 181, Register's Office for said County, being the corner of Lots No 26 and 27; thence with the line between said two lots north 81 degrees 30' west 300 feet; thence northwardly 75 feet; thence eastwardly 300 feet to the westerly margin of Jones Avenue; thence with same southwardly 75 feet to the beginning.

Being the same property conveyed to Patricia L. Gray, unmarried by Warranty Deed dated December 14, 1995 of record in Book 9896, Page 516, said Register's Office. The said Patricia L. Gray having since married and is now known as Patricia L. Lawhon. Paul W. Lawhon, spouse of Patricia L. Lawhon, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantees.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 2639, Page 142; Sanitary Sewer and/or Storm Drainage Easement in Book 6846, Page 486, any and all matters shown on the unrecorded plan of Joywood Heights, Section No. 3; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 2718 Jones Ave., Nashville, TN 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 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 16th day of March, 2004.

Patricia L. Gray n/k/a Patricia L. Lawhon

Patricia L. Gray n/k/a Patricia L.

Lawhon

Paul W. Lawhon

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Patricia L. Gray n/k/a Patricia L. Lawhon and husband, Paul W. Lawhon 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 16th day of March, 2004.

Notary Public

My Commission Expires: _____

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064