WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/04 14:14 2pgs
Fees:13.00 Taxes:246.05

20040414-0042127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/26/04
(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOVEMBER 26, 2005 DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor D. Flowers	GMAC Mortgage	59-12-38
(NAME)	(NAME)	
425 Revels Drive	1801 West End Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37203	
(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, ERNESTINE A. MAJORS, AN UNMARRIED PERSON, AS TO AN UNDIVIDED 1/2 INTEREST AND CATHERINE E. MAJORS, AN UNMARRIED PERSON ,AS TO AN UNDIVIDED ½ INTEREST, AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor D. Flowers, and wife, Renita N Flowers, 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 Lot No. 65 on the Plan of Section One, Highland Trace Subdivision, of record in Plat Book 5200, page 580, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ernestine A. Majors and son Gregory Deon Majors, by deed of record in Book 7114, page 215, Register's Office for said County. The said Gregory Deon Majors having since died leaving Ernestine A. Majors as his sole heir at law as evidenced by Affidavit of Heirship of record in Book 11418, page 642, Register's Office for said County. Ernestine A. Majors conveyed an undivided ½ interest to Catherine E. Majors by deed of record in Book 11418, page 644, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 425 Revels Drive, 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 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 hands this 12th day of April, 2004.

Ernestine Majors

Catherine E. Majors

CEM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ERNESTINE A. MAJORS and CATHERINE E. MAJORS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of April, 2004.

Commission expires: 11/26/05

The Undersigned Authority

Notary Public

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV. 26, 2005 DAVIDSON COUNTY, TENNESSEE