PICK-UP

Dav. Co. File Box 14-A
jtc file no. 16884-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/04 08:28 2pgs
Fees:13.00 Taxes:388.50

20040430-0048980

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2004.

Notary Public

My commission expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE Comm. Expires 05/30/07

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jerry W. Owens	**NEW OWNER**	**Formerly Map 117-08, Parcel 136**
1717 Beechwood Avenue		2004 Map and Parcel to be determined
Nashville, Tennessee 37212		

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,

Hope E. Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry W. Owens, unmarried

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 located in the 18th Councilmanic District of Nashville, Davidson County, Tennessee on the southerly margin of Ferguson Avenue, 336.18 feet west of Granny White Pike, being Tract 425-C conveyed to the State of Tennessee of record in Book 4785, Page 319 Register's Office for Davidson County, Tennessee also known as Lot 179, Victoria Place (Book 332, Page 10, Register's Office for Davidson County, Tennessee bounded on the North by Ferguson Avenue, on the East by Daise on the South by an alley and on the West by Tract 424-C conveyed to the State of Tennessee in Book 4791, Page 373, said Register's Office and described according to a Boundary Survey dated 3-15-04 by Campbell, McRae and Associates Surveying, Inc. (John Hood, Tennessee R.L.S. #1838) as follows:

BEGINNING at an iron rod (new) on the southerly margin of Ferguson Avenue, said rod being located North 77degrees 19 minutes 40 seconds West 336.18 feet from a concrete Right-of-Way Monument at the southwest Right-of-Way intersection of Granny White Pike and said Ferguson Avenue and being the northwest corner of the Harold D. Daise land (Book 4190, Page 720, said Register's Office), also know as Lot 180 Victoria Place (Book332, Page 10, said Register's Office) and the northeast corner of Tract 425-C conveyed to the State of Tennessee (Book 4785, Page 319, said Register's Office) also known as Lot 179 of said Victoria Place; thence, with said Daise South 13 degrees 24 minutes 59 seconds West 140.73 feet to an iron rod (new) on the northerly margin of an alley at the common rear corner of said Daise and of said Tract 425-C, also known as said Lot 179; thence, with said alley North 76 degrees 35 minutes 1 second West 60 feet to an iron rod (new) at the southwest corner of said Tract 425-C, also known as said Lot 179 and the southeast corner of Tract 424-C conveyed to the State of Tennessee (Book4791, Page 373, said Register's Office), also known as part of Lot 178 of said Victoria Place; thence, with said Tract 424-C also known as said part of Lot 178, North 13 degrees 24 minutes 59 seconds East 140.73 feet to an iron rod (new) on said southerly margin of Ferguson Avenue; thence, with said southerly margin South 76 degrees 35 minutes 1 second East 60 feet to the point of beginning containing 8444.07 square feet or 0.19 acres more or less.

Being part of the same property conveyed to Hope Hall, by Deed from The State of Tennessee, of record in Instrument No. 20040430-0048979 **, Register's Office for DAVIDSON County, Tennessee.**

This is Improved (____) Unimproved (_X__) property, known as: **1503 Ferguson Avenue, Nashville, Tennessee 37212**

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 convenant 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 **23rd** day of **April, 2004.**

Hope E. Hall

Hope E. Hall

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 **Hope E. Hall,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **April, 2004.**

_____
Notary Public

My Commission Expires: 5/30/07

