RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN02874

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/04 13:17 2pgs
Fees:13.00 Taxes:569.80

20040630-0077771

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$154,000.00

Danny B. Looney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of June, 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 30, 2007

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny B. Looney **1619 Sumner Avenue** **Nashville, TN 37206**	**New Owner**	**083-06-026**

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,

Suzanne H. Mathis, unmarried

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

Danny B. Looney and wife, Carol G. Looney

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 Lot No. 25 on the Map showing Re-Subdivision of certain lots in Block "A", "B" and "C" of the Weakley Home Place of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50.0 feet on the northerly side of Sumner Street and runs back between parallel lines, 150.0 feet to an alley.

Being the same property conveyed to Suzanne H. Mathis, unmarried, by Quitclaim Deed from James S. Mathis, unmarried, dated August 20, 1998 and recorded August 26, 1998 in Book 11082, page 835, and being the same property previously conveyed to James S. Mathis, unmarried, by Quitclaim Deed from Suzanne H. Mathis, unmarried, dated August 4, 1998, and recorded August 6, 1998, in Book 11055, page 379, and previously conveyed to Suzanne H. Mathis, an unmarried person, by Warranty Deed from Grace Dare Cain and Jo Ann Keenum, as devisees under the Will of Edna Loeb Curtis, dated August 26, 1996, and recorded August 26, 1996, in Book 10168, page 156, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1619 Sumner Avenue, Nashville, TN 37206**
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 22nd day of June, 2004.

Suzanne H. Mathis

Suzanne H. Mathis

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 **Suzanne H. Mathis, unmarried**, 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 at Nashville, Tennessee, this 22nd day of June, 2004.

Commission Expires:_____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this 22nd day of June, 2004.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this 22nd day of June, 2004.

My commission expires:_____

_____
Notary Public