Davidson County DEEDWARR
Recvd: 07/06/04 11:06 2pgs
Fees:13.00 Taxes:462.50
20040706-0079845

Name and Address of New Owner:

Jennifer C. Henning
1227 Howard Avenue
Nashville, TN 37216

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste. 104
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $125,000.00

Affiant
Subscribed and sworn to before me on this June 30, 2004.

Notary Public

My Commission Expires: 5/24/2008

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Map & Parcel No.
72-3-141

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, R. Stuart Gaut, unmarried (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Jennifer C. Henning, married (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the east 50 feet of Lot No. 159, on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 159 fronts 50 feet on the northerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to R. Stuart Gaut, unmarried, by virtue of a Warranty Deed dated April 29, 1999, from A. W. McCloud and wife, Josephine E. McCloud, of record in Book 11458, page 502, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1227 Howard Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this June 30, 2004.

R. Stuart Gaut

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, R. Stuart Gaut, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of June, 2004.

Notary Public

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES 05-30-07

My Commission Expires: