3567

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 08/05/04 08:34 2pgs
Fees:13.00 Taxes:399.60
20040805-0094036

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map 44-15-137

The actual consideration or value, whichever is greater, for this transfer is $108,000.00

Affiant

Subscribed and sworn to before me this the 3rd day of August, 2004.

My Commission Expires: 3-31-07

Notary Public

KIMBERLY J. CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Leslie Lynn Jones
(Name)
802 Lawrence Street
(Street Address)

Old Hickory, TN 37138

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **James Hicks, Executor of the Estate of Velma B. Denney,** in his capacity as Executor and on behalf of the Estate of Velma B. Denney, hereinafter collectively referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Leslie Lynn Jones,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

Being Lot No. 271, Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 68, in the Register's Office for Davidson County, Tennessee; fronting 60.0 feet on Lawrence Street, containing 0.12 acres, more or less.

Subject to and/or reserving one (1) permanent easement 5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Robert E. Denney and Velma H. Denney, his wife, tenants by the entireties by Deed of record in Book 2029, page 390, Register's Office for Davidson County, Tennessee. The said Robert E. Denney and Velma H. Denney, both having since died.

BEING unimproved property known as: 802 Lawrence Street, Old Hickory, TN 37138

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback

lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

This conveyance is further made pursuant to the Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, docket number 4P-655, entered on July 26, 2004.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 3rd day of ~~September~~ August, ~~2003~~ 2004.

James Hicks, Executor of the Estate of Velma B. Denney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **James Hix, Executor of the Estate of Velma B. Denney**, 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 in his capacity as Executor on behalf of the Estate of Velma B. Denney.

Witness my hand and official seal in Nashville, Tennessee, this 3rd day of August, 2004.

Notary Public

KIMBERLY J. CARNEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-31-07

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