B0464

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/04 13:47 2pgs
Fees:13.00 Taxes:281.20
20040920-0112899

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $76,000.00.

Affiant

Subscribed and sworn to before me this 14 day of September 20 04

Notary Public

My Commission Expires

Notary Public Large DAVIDSON COUNTY, TN My Commission Expires

Returned.

THIS INSTRUMENT PREPARED BY Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tawaska Harrison	SAME	071-12-0-064.00
1606 Jones Avenue		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thessolonia O. Fondren and wife, Fannie M. Fondren**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tawaska Harrison and husband, Edward Harrison**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: F. M. F.

Being Lot No. 31 and the northerly 15 feet of Lot No. 32 on the plan of Joywood, a subdivision of Nashville, of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot no. 31 and the northerly 15 feet of Lot No. 32 front 65 feet on the westerly margin of Jones Avenue and extends back between parallel lines a distance of 148 feet to a dead line.

Being the same property conveyed to Thessolonia O. Fondren and wife, Fannie H. Fondren, by deed from Dale Bryan Collins and wife, Dawn Marie Collins, on October 15, 1992, of record in Book 8760, page 662, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 45, Register's Office Davidson County, Tennessee.

This is improved property known as: **1606 Jones Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 14, 2004.

Thessolonia O. Fondren
Thessolonia O. Fondren

Fannie M. Fondren
Fannie M. Fondren
F. M. F.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thessolonia O. Fondren and wife, Fannie H. Fondren** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 14, 2004

My commission expires: _____

_____
Notary Public

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 8-22-07