Davidson County DEEDWARR
Recvd: 10/20/04 10:50 2pgs
Fees:13.00 Taxes:340.40

20041020-0126093

WARRANTY DEEDS

All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214

NOTARY PUBLIC AT LARGE

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$92,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2004.

Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bettye A Olden **Monique L Johnson**	**Bettye A Olden** **Monique L Johnson**	**059-09-133.00**
4043 Boyd Drive	**4043 Boyd Drive**	
Nashville TN 37218	**Nashville TN 37218**	

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 ACKNOWLEDGE, WE,

Janice Marie Hambrick, as surviving tenant

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

Bettye A Olden, unmarried, and Monique L Johnson, married

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:

Lot No. 183 on the Plan of Haynes Estates, Section 3, as of record in Book 4175, page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dorris Lee Hambrick and wife, Janice Marie Hambrick, by Deed from Samuel R Pierce, Jr., Secretary of Housing and Urban Development, dated 04/10/1981, of record in Book 5737, page 475, Register's Office for Davidson County, TN. The said Dorris Lee Hambrick now being deceased.

This is improved (__X__) Unimproved (____) property, known as **4043 Boyd Drive, Nashville TN 37218**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 **15th** day of **October, 2004.**

Janice Marie Hambrick

Janice Marie Hambrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Janice Marie Hambrick, as surviving tenant,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **October, 2004.**

Notary Public

My Commission Expires: 5/20/06

NOTARY PUBLIC AT LARGE