WARRANTY DEED

410.75
1.50

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDNOS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Percy D Fowlkes II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2004.

Judith C Jacobs
Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Percy Fowlkes	Percy Fowlkes	043-09-0/339.00
(NAME)	(NAME)	
403 Delaware Avenue	403 Delaware Ave.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dennis J. Horn, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Percy Fowlkes and wife, Carolyn B. Fowlkes**, 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:

Land in the 11th Civil District of Davidson County, Tennessee, being the easterly 200 feet of Lot No. 11Block "K", on the plan of Woodlawn Estates, of record in Book 843, page82, in the Registers Office of Davidson County, Tennessee, and adjoining tract to the south described according to a copy of a survey by John B. Kohl, III, surveyor, dated December 13th, 1977, as follows:

Beginning at a point on the westerly margin of Delaware Ave. the southerly 333.5 feet, more or less, from the southwesterly corner of the intersection of said Avenue and Dupont Avenue; thence south along the4 said margin 20 feet, more or less, to the southeasterly corner of the said Lot No. 11; thence continuing along said margin southwardly 80 feet, more or less; thence pipe in the southerly margin of said Lot No. 11; thence Northwardly 75.1 feet to an iron pipe in the southerly margin of said Lot No. 11 thence northwardly 52.0 feet to an iron pin thence eastwardly 200 feet to the point of beginning.

Being the same property conveyed to Dennis J. Horn unmarried by Deed from Olan L. Smith Jr. and wife, Sherry K. Smith dated September 30th, 1998 and filed for record in Book 11195, page 229 in the Registers Office of Davidson County, Tennessee.

Subject to any and all matters as shown on the plan of record in Plat Book 843, page 82, Register' Office for Davidson County, Tennessee.

Subject to any and all Restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 403 Delaware Ave., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 11/29/04 11:24 2pgs
Fees:13.00 Taxes:410.70
20041129-0141344

Witness my hand this 24th day of November, 2004.

Dennis Joe Horn

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 Dennis J. Horn the bargainor (s), 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 Nashville, Tennessee this 24th day of November, 2004.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

