B0404

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/04 11:34 2pgs
Fees:13.00 Taxes:918.10

20041207-0145625

#248135.00

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $0.00

Affiant

Subscribed and sworn to before me this 15 day of November, 20 04

Notary Public
My Commission expires: My Commission Expires JULY 20, 2007
(Affix Seal)

Return to:

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:
James Boulton	SAME	105-10-0-002.00
1812 Elliot Avenue		
Nashville, TN 37204		

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, **Margaret J. Lannis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Boulton, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 18 on the plan of Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and described according to a survey made by Pete Meyer, Surveyor, April 18, 1946, as follows:

BEGINNING at a point in the easterly margin of Elliot Street, or Avenue at an iron pin 50 feet south of the north line of lot No. 18, thence north 52 degrees east 200 feet to an iron pin on the westerly margin of an alley; thence with the margin of said alley, south 32 degrees 30 minutes east 151.3 feet to an iron pin, 50 feet north of the south line of lot No. 18; thence south 66 degrees 15 minutes west 206 feet, more or less, to an iron pin in the east margin of the same, north 30 degrees west 100 feet to the point of beginning.

Being the same property conveyed to Richard Huddleston and wife, Nancy J. Huddleston, by deed from Beatrice Guthrie, unmarried, on October 18, 1994, of record in Book 9495, page 723, Register's Office for Davidson County, Tennessee. And further conveyed to Margaret J. Lannis by Quitclaim Deed from Richard Huddleston and wife, Nancy J. Huddleston on December 19, 1994, of record in Book 9579, page 310, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 95, Register's Office Davidson County, Tennessee.

This is improved property known as: **1812 Elliot Avenue, Nashville, TN 37204**

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 November 15, 2004.

Margaret J. Lannis

Margaret J. Lannis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Margaret J. Lannis** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 15, 2004

My commission expires My Commission Expires JULY 21, 2007

Notary Public