Davidson County DEEDWARR
Recvd: 12/21/04 07:41 2pgs
Fees:13.00 Taxes:129.50

20041221-0151282

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43568 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Smith	SAME AS NEW OWNER	91-14-16
6211 Baker Hollow Road		
Nunnelly, TN 37137		

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 ACKNOWLEDGED, I/WE,

Janie D. Lewis, Unmarried

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

Deborah Smith

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:

Being Lot No. 122 on the Map of West Nashville Heights, of record in Book 332, Page 127, said Register's Office.

Said Lot No. 122 fronts 50 feet on the north side of Twin Street and runs back between parallel lines, 170 feet to an alley.

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of land conveyed to the State of Tennessee, described as follows:

Being the south part of lot No. 122 on the map of West Nashville Heights of record in Book 332, Page 127, in the Register's Office Davidson County, Tenn.

Beginning at a point in the Southwest corner of said lot No. 122 and runs with the west boundary line of said lot No. 122 Northerly 74.6 feet to a point; thence North 76 degrees 39 minutes East, 50.5 feet to a point in the East boundary line of said lot No. 122; thence with said boundary line southerly 79.6 feet to a point in the north margin of Twin Street; thence with said margin westerly 50 feet to the point of beginning, containing 3,855 square feet, more or less.

There is also INCLUDED herein but EXCLUDED from this conveyance, a second tract of land conveyed to the State of Tennessee as described by deed of record in Instrument Number 20011221-0141142, Register's Office for Davidson County, Tennessee, and subject to any and all easements set forth therein.

Said above described land is conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby conveyed, however the grantors (Floyd Fuston and wife, Enzie Fuston) will have right of access to a service road only, which will be constructed on the above described land.

There is also hereby conveyed an easement for a sloped lying North of, adjacent to and extending the entire length of the North line of the above described land being 50.5 feet long and 11 feet wide, containing 500 square feet, more or less.

Being part of the same property conveyed to Janie D. Lewis by deed from Enzie Fuston, a widow, of record in Book 4542, page 91, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 44 Twin Street, Nashville, TN 37209

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.

Witness my/our hand(s) this 20th day of December, 2004

X Janie D Lewis
Janie D. Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Janie D. Lewis, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2004

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY