WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/05 13:14 2 pgs
Fees:13.00 Taxes:70.30

20050315-0028390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $19,000.00

Janie Hibbitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF FEBRUARY, 2005

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: JANUARY 26, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th AVENUE S. ,SUITE 301A,
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JANIE HIBBITT	SAME	082-08-0 258.00
(NAME)	(NAME)	
1295 LOVING ROAD		
(ADDRESS)	(ADDRESS)	
BOWLING GREEN, KY 42101		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **CLARA BATEMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANIE HIBBITT** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Beazley's Subdivision of the Vaughn Tract, as of record in Book 2, page 105, Chancery court at Nashville, Tennessee.

Said Lot No. 16 fronts 50 feet on the easterly side of Hart Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to J.W. Bateman, et ux by Decree for Redemption from Margaret O. Darby, Metropolitan Attorney, of record in Instrument No. 20050114-0005356, Register's Office for Davidson County, Tennessee, the said J.W. Bateman being deceased thereby vesting title in his wife Clara Bateman, as surviving tenant by the entirety.

Property known as 421 Hart Avenue, Nashville, TN 37206

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 1ST day of February, 2005.

JUDSON BAKER, Attorney-in-Fact
for Clara Bateman, per Power of Attorney
Recorded Simultaneously herewith (or specific recording reference)

STATE of Tennessee
COUNTY of Davidson

On this 1ST day of **February, 2005**, before me personally appeared **Judson Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of **Clara Bateman** by virtue of Power of Attorney and acknowledged that such person executed the same as the free act and deed of **Clara Bateman**.

Notary Public

My Commission expires: JANUARY 26, 2008

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Please return to
LOGOS TITLE & ESCROW, LLC
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NASHVILLE, TN 37203