WARRANTY DEED

Return to: First Title and Escrow Co., Inc.
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Davidson County DEEDWARR
Recvd: 03/15/05 14:18 2 pgs
Fees:13.00 Taxes:1424.50

20050315-0028468

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles I. Malone	NEW OWNER	**Map 116-8**
(NAME)	(NAME)	**Parcel 28**
198 A Kenner Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Jason W. Owen, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles I. Malone and wife, Sara Hicks Malone,** 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 Davidson County, Tennessee, being the southeasterly 66 feet front of Lot 28 on the plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Kenner Avenue at the corner of Lots 28 & 29; thence with the northeasterly margin of said Avenue, northwesterly 66 feet; thence northeasterly parallel with the line between said two lots 180 feet, more or less, to the southwesterly margin of a 10 reserved strip; thence with the southwesterly margin of said strip, southeasterly 82 feet; more or less, to the corner of said Lots 28 & 29; thence southwesterly with the line between said two lots, 230 feet to the point of beginning.

Being the same property conveyed to Jason W Owen, an unmarried man by deed from Gary S Burr, an unmarried man of record in Instrument No. 2030220-0022689, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 100, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 198 A Kenner Avenue, Nashville, TN 37205

(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.

Witness my hand this 11th day of March, 2005.

Jason W. Owen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Jason W. Owen the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 2005.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE My Commission Exp. JULY 30, 2005 DAVIDSON CO., TENNESSEE

Robert L Scruggs Notary Public