Davidson County DEEDWARR
Recvd: 04/01/05 10:06 2 pg
Fees:13.00 Taxes:550.93

20050401-0035336

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Javiette V. Samuel**
Address **1120 Twin Circle**
City/State/Zip **Nashville, TN 37217**

SEND TAX BILLS TO:
Name Bank of America
Address 900 W. Trade Street
City/State/Zip Charlotte, NC 28255-0001

FOR AND IN CONSIDERATION of the sum of **$10.00, Larry Flowers and Laureen Flowers, Husband and Wife** have this day bargained and sold, and do hereby transfer and convey unto **Javiette V. Samuel**, an Unmarried Person, **her** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Phase 2, Forest Cove, of record in Plat Book 9700, pages 976 and 977, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being all of the same property conveyed to Larry Flowers and wife, Laureen B. Flowers by Deed from Craig Homes, Inc., as of record in Instrument Number 20020102-0000503, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 149 Group 12-O-B Parcel 63

This is improved property known as: 1120 Twin Circle, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **24th** day of **March, 2005**.

Larry Flowers
Larry Flowers

Laureen Flowers
Laureen Flowers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me Jeffrey C. Horn, a Notary Public in and for said County and State, **Larry Flowers and Laureen Flowers** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **24th** day of **March, 2005**.

Commission expires 1/26/08

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

Jeffrey C. Horn
Notary Public

STATE OF TENNESSEE
COUNTY OF Wms

The actual consideration or value whichever is greater, for this transfer is **$148,900.00**

Affiant Janette Samuel

Subscribed and sworn to before me, this the 24th day of March,2005.

My commission expires: 3-10-07 Judy A. Lehman
Notary Public - Register

Judy A. Lehman
State of Tennessee Notary Public
Williamson County