Davidson County DEEDWARR
Recvd: 04/21/05 09:25 2 pg:
Fees:13.00 Taxes:86.95

20050421-0044302

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $23,500.

Gladys Hooten Carney by Ella Jenkins Conservator
Affiant

This instrument was prepared by:

Jeffrey W. Blackshear
One Vantage Way, Suite B-105
Nashville, Tennessee 37228

Subscribed and sworn to before me on this 2nd day of February, 2004.

Notary Public

My commission expires: 01-29-05

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Antoinne Able 936 33rd Avenue North Nashville, Tennessee	Antoinne Able 400 W.F. Rust Court Nashville, TN 37221	092-05-136.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gladys Hooten Carney, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Antoinne Able, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of the westerly one-half of Block No. 31 in the Re-Subdivision of Midway Plan which is recorded in Book 421, page 11, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point approximately 288 feet from the northeast corner of 33rd Avenue North and Clare Street, easterly with the southerly boundary of Reese Bond Property, same being the northerly boundary of the Frierson 188 feet tract, 150 feet to an alley; thence southerly with the alley, 40 feet; thence westerly 150 feet to the easterly margin of 33rd Avenue North; thence northerly 40 feet to the beginning.

Being the same property conveyed to JAMES W. CARNEY AND WIFE, GLADYS HOOTEN CARNEY, by deed of record in Book 2744, page 511, said Register's Office; the said JAMES W. CARNEY having since died survived by wife, GLADYS HOOTEN CARNEY. Ella Jenkins, conservator for Gladys Hooten Carney, is authorized to sale said property by order of the Probate Court (7th Circuit), Davidson County Tennessee, dated December 5, 2003 in Case No. 03P 480.

This conveyance is made subject to:

1. 2003 taxes, which have been prorated and assumed by Grantee.
2. General or special taxes and assessments required to be paid in the year 2003 and subsequent years.

This is improved property known as 936 33rd Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself , her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of February, 2004.

Gladys Hooten Carney by Ella Jenkins Conservator
GLADYS HOOTEN CARNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within named Ella Jenkins (conservator) on behalf of Gladys Hooten Carney, the bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 2nd day of February 2004.

NOTARY PUBLIC

My commission expires: 01-29-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.