Davidson County DEEDWARR
Recvd: 05/03/05 15:38 2 pgs
Fees:13.00 Taxes:166.87

20050503-0049499

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,100.00

G. Lynn Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 2005

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES: 11/4/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Lynn Davis (NAME)	same (NAME)	MAP 71-15
604 Huntington Ct. (ADDRESS)	(ADDRESS)	PARCEL 185
Franklin TN 37067 (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, Lorene Virginia Pardue, unmarried

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

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 Nos. 231 and 232 on the Plan of the Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for said County.

Said Lot Nos. 231 and 232 front 25 feet each on the easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Guy Edward Pardue and wife, Lorene Virginia Pardue by deed from Mercer Realty Co., Inc. of record in Book 3370, page 337, Register's Office for Davidson County, TN. The said Guy Edward Pardue having since died and the property vested in Lorene Virginia Pardue by estate by the entireties.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 421, page 14, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved (X) unimproved ( ) property, known as 1345 Pennock Avenue, Nashville, TN 37207
(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 29th day of April, 2005

Lorene Virginia Pardue
Lorene Virginia Pardue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lorene Virginia Pardue

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of April 2005.

Commission expires 3-19-09

Notary Public

M. NORRIS JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public