Davidson County DEEDWARR
Recvd: 05/12/05 12:32 2 pgs
Fees:13.00 Taxes:137.27

20050512-0053726

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43866 FILE BOX "7"

# WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,100.00.

Howard Luartes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| HOWARD LUARTES | SAME AS NEW OWNER | 92-9-94 |
| 617 Brentwood Pointe | | |
| Brentwood, TN 37027 | | |

FOR AND IN 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, I/WE,

**Victoria Jobe and Ann Stovall**

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

**Howard Luartes**

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:

**A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:**

**Being Lot No. 23 in Geo. E. Jackson's sub-division of the Marable 10 acre tract of land a plan of which is recorded in Book No. 161, page 86 of the Register's office for said Davidson County.**

**Said Lot No. 23 fronts 39 feet on the northerly side of Locust Street nd runs back between parallel lines 115 feet to an alley.**

**Being part of the same property conveyed to J. L. Houston by deed from W. J. Moore and wife, Mary Moore, of record in Book 455, page 167, Register's Office for Davidson County, Tennessee. J. L. Houston died intestate, leaving three children, Josephine Blakemore (who has since died, leaving no children), Victoria Jobe and Ann Stovall.**

Unimproved ( )
This is improved ( X) property known as 3024 Indiana Avenue, Nashville, TN 37209

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 9th day of May, 2005

Victoria Jobe

Ann Stovall, By: J. T. Henry Attn. in fact

Ann Stovall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Victoria Jobe, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 2005

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

On this the 9th day of May, 2005, before me personally appeared J. T. HENRY, to me known to be the person who executed the foregoing instrument in behalf of ANN R. STOVALL, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said ANN R. STOVALL, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.