Davidson County DEEDWARR
Recvd: 06/01/05 08:06 2 pgs
Fees:13.00 Taxes:42.55
20050601-0061278

#250

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mekonnen Kidane	(NEW OWNER)	Map 92-8-
7280 Cabot Drive		Parcel 32
Nashville, TN 37209		

RETURN TO: This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Nathaniel Howard, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Mekonnen Kidane, married,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 134, in the McNairy Mansion House Tract in the City of Nashville, Tenn., a plan which is of record in front leaf Book 9, said Register's Office, and more particularly described as follows:

Being Lot "B' on the Plan of a re-subdivision of part of said Lot 134 as surveyed by Harvey Gee, July 25, 1946, (not of record) and beginning at a point in the northerly margin of Jo Johnston Avenue, 94 feet easterly from the northeasterly corner of 16th Avenue North and Jo Johnston Avenue; thence northerly with the dividing line between Lots "B" and "C", 167.5 feet, more or less, to the southerly margin of an alley; thence westerly with the southerly margin of said alley 20.4 feet to a point; thence southerly and parallel to the dividing line between Lots "B" and "C" 47.5 feet to a point; thence westerly and parallel to the northerly margin of Jo Johnston Avenue 6.6 feet to the easterly margin of said Lot "A" on said plan; thence southerly with the diving line between Lots "A" and "B" 120 feet to the northerly margin of Jo Johnston Avenue; thence easterly with the margin of Jo Johnston Avenue 27 feet to the point of beginning.

Being the same property conveyed to Loutisha Gray by quitclaim deed from Nathan Howard, Trustee of record in Book 7724, page 388, said Register's Office. The said Nathan Howard is one and the same as Nathaniel Howard. The said Loutisha Gray having since died on May 10, 1997 leaving Nathaniel Howard as her only surviving heir at law. Loutisha Gray is one and the same as Loutisha Howard Gray. An Affidavit of Heirship is of record in Instrument No. 20020614-0072642, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2005 Taxes, a lien not yet due and payable.**
2. **Any and all matters appearing on record in Davidson County, Tennessee Register of Deeds Office.**

This is unimproved property commonly known as **1508 Jo Johnston Avenue, Nashville, TN 37203.**

[STATE OF TENNESSEE]
[COUNTY OF Williamson]

The actual consideration or value, whichever is greater for this transfer is $11,500.00.

Yeszaye Yemru.
Affiant

Subscribed and sworn to before me this 27th day of May, 2005.

Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of **May, 2005.**

Nathaniel Howard
Nathaniel Howard

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nathaniel Howard**, with whom I am personally acquainted who acknowledged that **he** executed the within instrument for the purpose of therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 27th day of **May, 2005.**

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires:_____