Davidson County DEEDWARR
Recvd: 06/07/05 13:41 2 pgs
Fees:13.00 Taxes:11.10

20050607-0065013

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43943 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

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
Johnny C. Hollis, Sr.	SAME AS NEW OWNER	93-16-195
1820 Knowles Street		
Nashville, TN 37208		

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,

Carol Jenkins

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

Johnny C. Hollis, Sr.

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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 147 and 148 on the Plan of Maury and Claiborne's Addition to south Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County, described according to a survey made by Norris H. Hickerson, Surveyor, June 7, 1952, as follows:

Beginning on the easterly margin of Lewis Street at an iron pin at the corner of Lots 147 and 148; thence with the easterly margin of said Street northwardly 35 feet to an iron pin at the corner of Lots Nos. 146 and 147; thence with the fence line eastwardly 93.7 feet to the westerly margin of an alley; thence with said alley southwardly 39.5 feet; thence with the fence line westwardly 90.3 feet to the beginning.

Being the same property conveyed to Carol Jenkins by deed from Henry Hill, Jr., of record in Instrument Number 20021004-0121388, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor any spouse of hers.

The said Carol Jenkins and Carol Ann Jenkins being ONE and the SAME person.

Unimproved (X)
This is improved ( ) property known as 87 Lewis Street, Nashville, TN 37210

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 3rd day of June, 2005

Carol Jenkins

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 CAROL JENKINS, 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 the 3rd day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

