Davidson County DEEDWARR
Recvd: 06/16/05 09:26 2 pgs
Fees:13.00 Taxes:333.00

20050616-0068901

RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214
1777

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Carlton Clemons and wife, Gloria A. Clemons	SAME	Map 72-10-
1305 Otay Street		Parcel 261
Nashville, TN 37216		

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, **Margaret S. Pharris, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Carlton Clemons and wife, Gloria A. Clemons,** (The "Grantees"), their 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 Lot No. 2, on the Plan of Northview Subdivision, not of record and the South ½ of a 13 foot Alley adjacent to and North of Lot No. 2 on said Plan, which Alley was closed by Instrument of record in Book 3072, page 185, said Register's Office and being described according to a copy of Plan attached to said Alley closing above referred to appearing on Page 187 of said Instrument, as follows:

BEGINNING at a point in the Northerly margin of Otay Avenue, 75 feet East of the East Margin of Northview Avenue, being the corner of Lot Nos. 1 and 2; thence Northerly parallel to the East line of Northview Avenue, along the line between Lot Nos. 1 and 2, 116.5 feet to the center line of an Alley now closed; thence easterly, parallel to the North margin of Otay Avenue; thence with the margin of the same, Westerly 75 feet to the point of beginning.

Being the same property conveyed to Margaret S. Pharris, unmarried by warranty deed from Steve Green and wife, Nina Green of record in Instrument No. 20041020-0126388, 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. **Easement, if applicable for that portion of closed alley.**
3. **Any and all matters appearing on record in Davidson County, Tennessee, Register of Deeds Office.**

This is improved property commonly known as **1305 Otay Street, Nashville, TN 37216.**

[STATE OF TENNESSEE]
[COUNTY OF Davidson]

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Margaret S Pharris
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 Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their 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.**

Margaret S Pharris
Margaret S. Pharris

[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 **Margaret S. Pharris**, with whom I am personally acquainted who acknowledged that **she** 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:_____