WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/05 11:19 2 pgs
Fees:13.00 Taxes:64.75
20050805-0092431

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.00

R C Bartlett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-27-07

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:	Richard Hedgepath, Jr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
R. C. Bartlett, and wife Barbara Bartlett	Same	Map 092-09-0 Parcel 327.01 and Parcel 322.00
P. O. Box 90286		
Nashville, TN 37209-0286		

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, **Hosea B. Cabknor and wife, Helen Yarbrough Cabknor,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R. C. Bartlett and wife, Barbara Bartlett,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I:

LAND in Davidson County, Tennessee, being the East 25 feet of Lot No. 61 on the Plan of the Resubdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 61 fronts 25 feet on the north side of Robert Street, now Felicia Avenue, and runs back between parallel lines, 125 feet to an alley in the rear.

BEING part of the same property conveyed to Hosea B. Cabknor and wife, Helen Yarbrough Cabknor., by deed from Mallernee Realty Company, Inc., of record in Book 2602, Page 371, said Register's Office.

This is the same description as in the previous deed of record.

This is improved property known as:

3312 – A Felicia St.	**Nashville, TN**	37209
(House Number & Street)	(City) (State)	(Zip)

TRACT II:

LAND in Davidson County, Tennessee, being the West 25 feet of Lot No. 61 on the Plan of the Resubdivision of the Wilcox Property, as of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 61 fronts 25 Feet on the north side of Robert Street, now Felicia Avenue, and runs back between parallel lines, 125 feet to an alley in the rear.

BEING part of the same property conveyed to Helen Yarbrough Cabknor by deed from Mallernee Realty Company, Inc., of record in Book 2602, Page 363, said Register's Office.

This is the same description as in the previous deed of record.

This is improved property known as:

3312 – B	**Felicia St.**	**Nashville, TN**	37209
(House Number & Street)	(City)	(State)	(Zip)

TO HAVE AND TO HOLD the said tracts or parcels 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 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 / or any encumberances of record; 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 hands this 4th day of August 2005.

Hosea B Cabknor
HOSEA B. CABKNOR – Grantor

Helen Yarbrough Cabknor
HELEN YARBROUGH CABKNOR – Grantor

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 Hosea B. Cabknor and wife, Helen Yarbrough Cabknor, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August 2005.

NOTARY PUBLIC

My commission expires: 01-27-07

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.