Davidson County DEEDWARR
Recvd: 09/13/05 15:25 2 pgs
Fees:13.00 Taxes:329.30
20050913-0110209

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $89,000.00

Judy Faye Sprinkles
Affiant

Subscribed and sworn before me this the 31st day of August, 2005.

Notary Public My Commission Expires: 3-25-06

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	**Improved Property known as:**	**Send tax bills to:**
Judy Faye Sprinkles 3220 Avenal Avenue Nashville, TN 37211	3320 Avenal Avenue Nashville, TN 37211	New Owner

Map 133-2 Parcel 198

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

NANNIE W. CARNEY, WIDOW

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JUDY FAYE SPRINKLES

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Gammel's Subdivision of a part of D. C. Buell's Tract, as of record in Book 2083, page 73, Register's Office for said County, more particularly described as follows:

Lot No. 6 fronts 70 feet on the easterly side of Avenal Avenue, and runs back between lines, 274.1 feet on the southerly side and 273.8 feet on the northerly side to a to a dead line in the rear and measures 70 feet on said dead line.

Being the same property conveyed to James H. Carney and wife, Nannie W. Carney by Warranty Deed from Paul C. Ricks, Sr. and wife, Wyleen H. Ricks of record in Book 3917, page 92, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 2083 , page 73, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2248, page 47, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **31st day of August, 2005.**

Nannie W. Carney By Jimmy Carney A/F.
Nannie W. Carney by Jimmy Carney as Attorney in Fact

State of Tennessee

County of Rutherford

On this **31st** day of **August, 2005,** personally appeared **James Carney** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Nannie W. Carney** as his/her attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said **Nannie W. Carney.**

See Power of Attorney of record in Instrument Number 20050913 0110208
Register's Office for Davidson County, Tennessee.

Notary Public

My Commission expires: 3-25-06

