Davidson County DEEDWARR
Recvd: 09/13/05 15:47 2 pgs
Fees:13.00 Taxes:499.50
20050913-0110233

THIS INSTRUMENT PREPARED BY:
J. Nick Shelton, Esq.;
Woodard & Shelton.
1114 West Main Street; P.O. Box 708
Franklin, TN 37065-0708;
Ph. 615-794-7500
Fax 615-790-8476

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
THOMAS HARRIS *52 Valeria St* *Nashville, Tn 37210.*	New Owner	119-6-235

Warranty Deed

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, WILLIAM T. LOVELL and wife, MARION JOYCE LOVELL, hereinafter called Grantors, has bargained and sold by these presents does transfer and convey unto THOMAS HARRIS, AN UNMARRIED MAN, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 183 on the map of Sterling Heights, Section Five, as of record in book 1835, page 37, Register Deeds for Davidson County, Tennessee.

Said Lot No. 183 fronts 78.97 feet on the east side of Valeria Street and runs back between lines 177.9 feet on the north line and 160 feet on the south line to a dead line in the rear on which it measures 115 feet.

Also known as: 52 Valeria St, Nashville, Tn 37210.

Being the same property conveyed to WILLIAM T. LOVELL and wife, MARION JOYCE LOVELL ***by QuitClaim deed in book 5803, page 699, Reg. Off. Davidson Co., TN.***

THIS TRANSFER IS SUBJECT TO THE FOLLOWING:

1. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
2. All restrictions of record;
3. All visible easements;
4. All matters appearing on the plan of record;
5. All applicable governmental and zoning regulations.
6. Restrictions of record in Bk 1787, page 427 and in book 1914, page 500 Reg Off DavidsonCo., TN.

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, successors and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my 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.

This improved property is known as: ***52 Valeria St, Nashville, Tn 37210.***

WITNESS MY HAND(S) THIS 31st day of August, 2005, IN WM / DAVID. COUNTY, TENNESSEE.

William T Lovell
WILLIAM T. LOVELL
Marion J Lovell
MARION JOYCE LOVELL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary for said state and county, WILLIAM T. LOVELL and wife, MARION JOYCE LOVELL, the within named bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving herself to be the undersigned bargainor), and who acknowledged that they executed the foregoing instrument for purposes therein contained and that the information contained herein is true and correct.

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand and official seal at WM Co, Tennessee this 31st day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 5-19-07

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or fair market value of the property, whichever is greater, for this transfer is $135,000.00.

Affiant

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand and sworn to and subscribed to me, the undersigned, this 31 day of August, 2005, WM Co Tennessee.

NOTARY PUBLIC

My Commission Expires: 5.19.07

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY