Davidson County DEEDWARR
Recvd: 11/02/05 12:16 2 pgs
Fees:13.00 Taxes:351.13

20051102-0132531

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $94,900.00.

Subsribed and sworn before me this the 31st day of October, 2005.

Affiant

(Affix Seal)

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500793
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Beverly Star Sanford
2513 Carter Avenue
Nashville, TN 37206

Send tax bills to:
Taylor, Bean & Whitaker
101 N.E. 2nd Street
Ocala, FL 34470

Map 83-4 Parcel 165

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,

Kathryn T. Flake, An Unmarried Woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Beverly Star Sanford

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:

Being Lot Number 2 on the Plan of 1st Addition to Section 5 Dugger Heights of record in Plat Book 2330, Page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Thomas Augustus Flake, Jr. and wife Kathryn T. Flake by Deed of record in Book 2487, Page 147, dated 12/25/55; said Reigster's Office.
The said Thomas Augustus Flake, Jr. now being deceased.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 2513 Carter Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 31st day of October, 2005.

Kathryn T. Flake

Kathryn T. Flake

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Kathryn T. Flake , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10/31/05.

My commission expires:

_____

Notary Public

