2054

BOOK 186

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5/28/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$94,000.00**

Sarah Deenske
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **November 15, 2005**

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: 5/28/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer J. Johns	Owner	MAP 69-16 PAR 85
(NAME) 1618 Ashton Ave.	(NAME)	
(ADDRESS) Nashville, TN, 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Lillie M. Scruggs, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer J. Johns, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 7 on the map of the Subdivision of A.T. Putnam's 7-1/2- acre Tract, not of record, described according to a survey made by John Sullivan, County Surveyor, October 5, 1946, as follows:

Beginning on the southerly margin of Ashton Avenue at the northeast corner of the property conveyed to Ernest J. Putnam and wife by deed from A.T. Putnam and wife of record in Book 1451, Page 349, Register's Office for said county, being the corner of Lot Nos. 7 and 8; thence with the line between said two lots, southwardly 225 feet to the northerly line of the U.S. Government property; thence with said line eastwardly 70 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots, northwardly 225 feet to the southerly line of Ashton Avenue; thence with said avenue westwardly 70 feet to the beginning.

Being a part of the same property conveyed to Lillie M. Scruggs, unmarried by deed from Ruth Warnack Waller, Katherine W. Preuett, Thomas Henry Warnack, Julia A. Malone, Susan West, Sandra Moore, Pamela West and David West, heirs of Jettora Ligon Warnack, of record in Book 8214, Page 400, said Register's Office.

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 and assigns forever, and we do covenant with the 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 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.

Davidson County DEEDWARR
Recvd: 11/29/05 14:11 2 pgs
Fees:13.00 Taxes:347.80

20051129-0143517

Witness my/our hand(s) this day 11/15/05.

Lillie M. Scruggs, Seller

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 Lillie M. Scruggs, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 11/15/05.**

My Commission Expires: My Commission Expires March 22, 2008

Notary Public

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE