WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara F. Lucas	First Franklin, a Division of National City Bank of Indiana	083-02-0/266.00
(NAME)	(NAME)	
412 Scott Ave	320 Seven Springs Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Gladys Harris, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara F. Lucas, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 of the Map of Wheeler Heights, as of record in Book 1424, Page 80 Register's Office for said County.

Said Lot No. 4 fronts 60 feet on the easterly side of Scott Avenue and runs back between parallel lines, 185 feet to a deed line.

Being the same property conveyed to Gladys Harris by Warranty Deed from Freeman Sheffield and wife Yetteva Sheffield dated April 18th, 1981 and filed for record in Book 5735, Page 137, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 1424, Page 80 in the Register's office for Davidson County, Tennessee.

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

The 2005 County Taxes have been prorated between the parties.

Subject to any and all zoning regulation, building restrictions and setback lines if any easements and rights of way for public utilities.

unimproved ☐

This is improved ☒ property, known as 412 Scott Ave., Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 30th day of November, 2005.

Davidson County DEEDWARR
Recvd: 12/06/05 14:09 2 pgs
Fees:13.00 Taxes:240.50

20051206-0146836

Gladys Harris by Diane Ward her attorney in fact

Gladys Harris, by Diane Ward, her attorney in fact

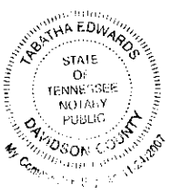
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of November, 2005, before me personally appeared Diane Ward, 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 *, and who acknowledged that she executed the same as the free act and deed of the said Gladys Harris by virtue of that Power of Attorney, duly executed by the said Gladys Harris and appearing of record as Instrument No_____in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2005.

Commission expires:



Tabatha Edwards

Notary Public