Davidson County DEEDWARR
Recvd: 02/06/06 08:22 2 pgs
Fees:13.00 Taxes:51.80

20060206-0014118

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 DAY OF February, 2006.

Notary Public

Commission Expiration: 3-31-09

ADDRESS OF NEW OWNER:
Horace L. King
2307 Lloyd Ave
Nashville, TN 37218

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
81-020/06800

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 VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Emma M. Gunn, widow**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Horace L. King, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Knox COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Nos. 145 and 146, on the Plan of Buena Vista Heights, of record in Book 161, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 and 146 front together 100 feet on the East side of Dudley Avenue, now 24th Avenue North, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Emma M. Gunn on 07/13/1967 by deed from Emma M. Gunn and Samuel Owens and wife, Hattie Lou Owens, filed for record on 07/24/1967 in Book 4154, page 675, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is unimproved property known as 2412 24th Avenue North, Nashville, Davidson County, TN 37212.

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 unemcumbered, 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 3 day of February, 2006.

Emma M. Gunn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emma M. Gunn, widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3 day of February, 2006.

C Waters
Notary Public

My commission expires: 3-31-09

