WARRANTY DEED



My Commission Expires FEB. 23, 2010

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2006.

Deanna Faye Wood
Notary Public

MY COMMISSION EXPIRES: 2-23-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Susan B. Evans, Attorney at Law American Home Title & Escrow, LLC 303 Center Ave. Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REBA C. CRAUS	REBA C. CRAUS	95-02 130.00
(NAME)	(NAME)	
2223 JUNE DRIVE	2223 JUNE DRIVE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	NASHVILLE, TN 37214	
(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, **RUBY LEE PRICE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBA C. CRAUS ,AN UNMARRIED WOMAN,** 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:

Lot 1, WALNUT GROVE, as shown on plat of record in Plat Book 2133, Page 87, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul B. Price et ux Ruby Lee Price by Warranty Deed from G. W. Edde et ux Mary B. Edde, recorded on the 29th day of March, 1977 in Deed Book 5128, Page 894 , in the Register's Office of Davidson County, Tennessee. Also being the same property to which vested in Ruby Lee Price upon the death of her husband, Paul B. Price deceased by reason of their tenancy by the entirety.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2006 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 2223 JUNE DRIVE, NASHVILLE, TN 37214

(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.

Davidson County DEEDWARR
Recvd: 05/15/06 11:00 2 pgs
Fees:13.00 Taxes:518.00

20060515-0056599

Witness my hand this 27th day of April, 2006.

Ruby Lee Price (by Linda Palmer Power of Attorney)

RUBY LEE PRICE

STATE OF TENNESSEE

COUNTY OF DICKSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Linda Palmer**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact for **Ruby Lee Price**, the within named bargainor(s), and that he/she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Ruby Lee Price**, the within named bargainor(s) by the said **Linda Palmer,** as such Attorney-in-fact.

Witness my hand and official seal at office in Dickson, Tennessee on this the 27th day of April, 2006.

Deanna Faye Wood

Notary Public

My Commission Expires: 2-23-2010

DEANNA FAYE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires FEB. 23, 2010