Davidson County DEEDWARR
Recvd: 06/27/06 13:36 2 pgs
Fees:13.00 Taxes:481.00

20060627-0076809

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JUNE, 2006.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHLEEN LOURENCE	New Owner	**72-4-128**
(NAME) **1606 GOLF STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAMES J. REESE, JR., MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN LOURENCE,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 7 of Block "E" on the Plat of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Golf Street, 7 feet 5 inches south of the corner of Lots Nos. 7 and 8; thence with said street southwardly 60 feet to the beginning of a curve; thence around said curve in a southwesterly direction 32.5 feet to the northerly margin of Inglewood Circle, North; thence with the same westwardly 136 feet 9 inches to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, northwardly 80 feet to a point 7 feet 6 inches south of the southwest corner of Lot No. 8; thence eastwardly 153-1/2 feet, more or less, to the beginning.

Being the same property conveyed to James J. Reese, Jr. from Darrell Lea Hooks, Executor of the Estate of Stella L. Callis, by deed of record in Instrument #20060118-0006875, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities along the rear line of premises and building setback line from Inglewood Circle North and Golf Street as shown on plan in Book 1130, page 1 and to restrictive covenants in Book 1066, page 437, said Register's Office and any and all other easements, restrictions and conditions of record which may affect said property.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR

unimproved ( )
This is improved(X) property, known as **1606 GOLF STREET, NASHVILLE, TN 37216**
(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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 16th day of June, 2006.

James J. Reese Jr.

JAMES J. REESE, JR.

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 **James J. Reese, Jr.** the bargainor, 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 at Nashville, Tennessee this 16 day of **June, 2006.**

My commission expires: SEPTEMBER 22, 2007

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Lee a. Cohen

Notary Public