10

WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008

STATE OF **TENENSSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **6TH DAY OF JULY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & B PROPERTIES	C & B PROPERTIES	**91-9-120**
(NAME) **525 ELAINE AVENUE**	(NAME) 4805 MICHIGAN AVENUE	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) NASHVILLE, TENNESSEE 37209	
(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, **JULIA HOWS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C & B PROPERTIES,** 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 Part of Lots Nos. 51 and 52, on the Map of T.M. Nall's Subdivision of Lots in the B.F. Cockrill Farm, as of record in Book 421, Page 63, Register's Office of said County, described as following:

Beginning at a point in the westerly margin of Elaine Street 50 feet north of the north margin of Deal Avenue; thence westerly parallel to the north margin of Deal Avenue, 145 feet more or less to a point; thence northerly 51.5 feet more or less, thence easterly parallel to Deal Avenue 145 feet, more or less, to the west margin of Elaine Street; thence with the margin of the same, southerly 51.5 feet to the beginning.

Being the same property conveyed to Gladys W. Spence, unmarried a ½ interest and Cindy Edna Kaczmarek, a ½ interest by Deed from Gladys W. Spence, unmarried, dated January 5, 1979, recorded on January 12, 1979 in Book 5384 Page 578, in the Register's Office for Davidson County, Tennessee. Gladys W. Spence since deceased, leaving written will appointing Cindy Edna Kaczmarek the executrix, and bequeathing all of said property to Cindy Edna Kaczmarek in the Probate Court for Davidson County, Tennessee, being Docket Number 93P-1634. Cindy Edna Kaczmarek since deceased, leaving written will to Julia Hows by Last Will and Testament dated May 3, 1984 entered in the Probate Court for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **525 ELAINE AVENUE, NASHVILLE, TN 37209**
(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 **6th day of July, 2006.**

Julia Hows

Julia Hows

Davidson County DEEDWARR
Recvd: 07/14/06 10:52 2 pgs
Fees:13.00 Taxes:222.00

20060714-0084954

STATE OF **TENENSSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Julia Hows** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **6th day of July, 2006**.

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

