Davidson County DEEDWARR
Recvd: 08/18/06 08:47 2 pgs
Fees:13.00 Taxes:74.00
20060818-0101851

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Halmon W. Lowe, et ux 606 Hamilton Avenue Nashville, TN 37203	Same as New Owner	Map 118-4 Parcel 64

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ANDERSON GILMORE PARTNERSHIP, a Tennessee General Partnership composed of Sherman Anderson and Martin E. Gilmore, Jr., General Partners, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto HALMON W. LOWE and wife, SHIRLEY A. LOWE, hereinafter referred to as 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 Number 18 on the map of John H. Canady's subdivision of West Town, as of record in Book 332, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts sixty (60) feet on the westerly side of Canady Avenue and runs back between parallel lines with the northerly margin of an alley, one hundred sixty (160) feet to alley in the rear.

BEING the same property conveyed to Anderson Gilmore Partnership, a Tennessee General Partnership, by deed from Joanne P. Johnston, of record in Instrument No. 20010530-0056043, Register's Office for Davidson County, Tennessee. The Grantor, Joanne P. Johnston, retained for herself a life estate in the said deed; however, the said Joanne P. Johnston is now deceased and the life estate was extinguished at her death.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2151 Canady Avenue, Nashville, TN 37211.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 332, page 90, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

ANDERSON GILMORE PARTNERSHIP

By: _____
SHERMAN ANDERSON, General Partner

By: _____
MARTIN E. GILMORE, JR., General Partner

"GRANTEES"

_____
HALMON W. LOWE

_____
SHIRLEY A. LOWE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HALMON W. LOWE and wife, SHIRLEY A. LOWE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 17th day of August, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

_____
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sherman Anderson and Martin E. Gilmore, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be all of the partners of Anderson Gilmore Partnership, the within named bargainor, a partnership, and that he as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand, at office, this the 17th day of August, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

_____
NOTARY PUBLIC

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 17th day of August, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

_____
NOTARY PUBLIC