Davidson County DEEDWARR
Recvd: 02/15/07 12:00 2 pgs
Fees:13.00 Taxes:370.00

20070215-0019386

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Sheila Glenn	**Sheila Glenn**	**081-07-0-216.00**
1821 16th Ave North	**1821 16th Ave North**	
Nashville, TN 37208	**Nashville, TN 37208**	

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, **RUTH D. FLOWERS, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **SHEILA GLENN, unmarried**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 31 on the Map of W.M. Butler's Subdivision of 11-3/4 acres of land in the old 13th Civil District of said County, of record in Book 57, page 98, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the westerly side of 16th Avenue North, formerly Butler Street, and runs back between parallel lines 145.6 feet, more or less, to an alley.

Being the same property conveyed to John Wesley Flowers and wife, Ruth D. Flowers by deed from Margarette Richardson, a widow of record in Book 3530, page 359, said Register's Office. John Wesley Flowers died on or about December 25th, 1982, leaving Ruth D. Flowers vested solely on title.

This is improved property known as: **1821 16th Avenue North, Nashville, TN 37208**

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. Whenever 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 our hands this 12th day of January, 2007.

Ruth D. Flowers

RUTH D. FLOWERS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named **RUTH D. FLOWERS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 12th day of January, 2007.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

My commission expires: 6/15/09

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00.**

Ophelia Glenn

AFFIANT

Subscribed and sworn to before me this 12 day of January, 2007.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

My Commission Expires: 6/15/09