Return to:

~~RECORD AND RETURN TO;~~
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45212

Property Title and Escrow, Inc.
113 Hazel Path Suite 1
Hendersonville, TN 37075

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/07 13:47 2 pgs
Fees:13.00 Taxes:312.65
20070404-0040467

HOUSTON RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/06/09

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela R. Hockett	Same	92-9-94
3024 Indiana Avenue		
Nashville, TN, 37209		

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, I/WE,

Howard Luartes, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela R. Hockett

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 Lot No. 23 in Geo. E. Jackson's sub-division of the Marable 10 acre tract of land a plan of which is recorded in Book No. 161, page 86, of the Register's office for said Davidson County.

Said Lot No. 23 fronts 39 feet on the northerly side of Locust Street and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Howard Luartes by deed from Victoria Jobe and Ann Stovall of record in Instrument Number 20050512-0053726, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3024 Indiana Avenue, Nashville, TN 37209

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/our hand(s) this 30th day of March, 2007

X Howard J Luartes
HOWARD LUARTES

STATE OF MARYLAND)
COUNTY OF Harford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Howard Luartes, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Baltimore, Maryland, this 30 day of March, 2007

Lisa A Bredlow
Notary Public

My Commission Expires: 8/1/09

