Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, TN 38402-1431

Return to Middle Tennessee Title Services

Davidson County DEEDWARR
Recvd: 10/02/07 09:03 2 pgs
Fees:13.00 Taxes:351.50
20071002-0116968

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Emogene I. Davis, a single person, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Glen Randall Davis, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being the Southerly 81 feet front of Lot No. 47 and the Northerly 15 feet front of Lot No. 48 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, being Lot "E" on the map showing re-subdivision of Lots Nos. 45, 46, 47 and 48 in said Bluefields Subdivision, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, April 6, 1940, as follows:
>
> Beginning on the Westerly margin of Cumberland Circle at the Northeast corner of the property conveyed to C.D. Bullington and wife, by deed from R.D. Stanford, Jr., Trustee, of record in Book 1110, Page 620, said Register's Office; thence with the Northerly line of said Bullington property, Westwardly 469 feet, more or less, to the Easterly line of Lot No. 60 on said recorded Plan; thence with said line, Northwardly 46 feet to the Southwest corner of the property conveyed to T.R. Guill and wife, by deed from R.D. Stanford, Jr., Trustee, of record in Book 1151, Page 599, said Register's Office; thence with the Southerly line of said Guill property, Eastwardly 470 feet to the Westerly margin of Cumberland Circle; thence with said Circle, Southwardly 96 feet to the beginning.
>
> Being the same property conveyed to Cleston C. Davis and wife, Emogene I. Davis, by deed of record in Book 3610, Page 407, Register's Office of Davidson County, Tennessee. Cleston C. David died in 1978, whereupon Emogene I. Davis became the sole owner of the above property as the surviving tenant. FIRST PARTY warrants that she and Cleston C. Davis were married continuously until the time of his death.
>
> Same description as prior deed.
>
> Tax Parcel Identification No. 09605005900.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 21st day of September, 2007.

Emogene I. Davis

Emogene I. Davis

STATE OF TENNESSEE
COUNTY OF MAURY

JASON DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Personally appeared before me, the undersigned, Emogene I. Davis, a single person, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of September, 2007.

My commission expires:

My Commission Expires July 24, 2010

Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 95,000.00.

Glen R. Davis

Affiant

Subscribed and sworn to before me, this 21st day of September, 2007.

JEANIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires:
6-19-2010

Notary Public

NEW PROPERTY OWNERS:

Glen Randall Davis
277 Cumberland Circle
Nashville, TN 37214

PERSON(S) RESPONSIBLE FOR TAXES:

Same

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