WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/08 12:05 2 pg:
Fees:13.00 Taxes:251.60

20080828-0088460

Kate Rosenthal Notary Public State of Tennessee County of Sumner

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $68,000.00.

Affiant

Subscribed and sworn to before me this 27 day of August, 20 08

Notary Public
My Commission expires: MY COMMISSION EXPIRES NOV 22 2010
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kristin Hagan	NEW OWNER	071-16-0-045.00
1307 Jones Avenue		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tommy Owen, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kristin Hagan unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: *N.

Being part of Lot No. 2 on the plan of A.B. Spann's Subdivision of the Lischey Garden, of record in Book 161, page 116, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the east margin of Jones Avenue at the southwest corner of the property conveyed in Book 1644, page 60, said Register's Office; thence with Grammer's south line eastwardly 150 feet; thence southwardly 50 feet; thence westerly 150 feet to said margin of Jones Avenue; thence with Jones Avenue northwardly 50 feet to the point of beginning.

Included but Expressly Excluded from the above legal description as follows:

Right of way Acquisition

Beginning at a point in the existing right of way of Jones Ave., 16 feet right of station 12+97.68 Project
Thence; with the westerly right of way of Jones Ave., North 14 deg 06' 34" East, 49.98 feet to a point 16 feet right of station 13+47.67 Project 01-R-05.
Thence; leaving the easterly right of way of Jones Ave., South 75 deg 53' 26", 9 feet to a point;
Thence; South 14 deg. 06' 34" West to a point;
Thence; North 75 deg. 53' 26" West, 9 feet to the point of beginning.
Said portion of land contains 449.85 square feet, or .01 acres.

Temporary Construction Easement

Beginning at a point 25 feet right of station 12+97.68 Project 01-R-05;
Thence; North 14 deg. 06' 34" East 49.98 feet to a point 25 feet right of station 13+47.67 Project 01-R-05;
Thence; South 75 deg. 53' 26" East, 20 feet to a point;
Thence; South 25 deg. 06' 34" West, 49.98 feet to a point;
Thence; North 75 deg 53' 26" West, 20 feet tot the point of beginning.
Said portion of land contains 999.67 square feet, or 0.023 acres.

Being the same property conveyed to James Buckley , by deed from Realty Investment Solutions, LLC, on October 28, 2003, of record in Instrument Number 20031103-0160859, Register's Office for Davidson County, Tennessee. And further conveyed to Tommy Owen, married by Quitclaim Deed from James Buckley, unmarried of record in Instrument Number 20050701-0076298, said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 116, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1307 Jones Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 27, 2008.

Tommy Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tommy Owen, married** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 27, 2008

My commission expires 8/23/11

Notary Public

