Davidson County DEEDWARR
Recvd: 10/20/08 10:30 2 pgs
Fees:13.00 Taxes:425.50
20081020-0104941

Prepared by & Return To:
Duke Title & Escrow, Inc.
1086 Kathryn Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, for this transfer, whichever is greater, is $115,000.00

Margaret Jenkins Lanius
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2008.

Paula W. Duke
Notary Public
Commission Exp: 3-27-11

LAURA W. DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP-PARCEL**
Margaret Jenkins Lanius	**New Owner**	**Map 105-11-0**
4600 Franklin Road		**Parcel 002.00**
Nashville, TN 37220		

WARRANTY DEED

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 Jennifer A. Nichols, now known as Jennifer N. DeHaven and husband, Shawn M. DeHaven, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret Jenkins Lanius, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson county, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Map showing a Division of Lot Nos. 17, 18 and 19, on the Plan of John B. Williams addition, of record in Book 161, page 70, Register's Office for said County, for C.B. Kelley and Company, said Kelley re-subdivision not being of record, and being more particularly described according to a survey thereof made by W.A. Blanchard, Civil Engineer, dated August 19, 1946 and a survey by John Kohl & Company, P.C., dated April 28, 1999, as follows:

Said Lot No. 2 fronts 50 feet on the northerly margin of Southgate Avenue and extends back between parallel lines to and 229 feet from West of the margin of Martin Street, 153 feet to a dead line.

Being the same property conveyed to Jennifer A. Nichols, unmarried, by Warranty Deed from Charlotte J. Pence and husband, Timothy A. Jenkins and Robert M. Tate, married, of record in Instrument #20030314-0034649, Register's Office for Davidson county, Tennessee, dated March 13, 2003 and recorded March 14, 2003.

The said Jennifer A. Nichols now being married to Shawn M. DeHaven and now known as Jennifer N. DeHaven.

This is improved property known as 620 Southgate Avenue, Nashville, TN 37203.
MAP 105-11-0
PARCEL 002.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2008 and thereafter.

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, Except for exceptions number 4 and 5 listed above; 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 17th day of October, 2008.

Jennifer N. DeHaven by Shawn M. DeHaven, her attorney in fact

Jennifer N. DeHaven by Shawn M. DeHaven,
Her attorney in fact

Shawn M. DeHaven

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shawn M. DeHaven, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee , this 17th day of October, 2008.

LAURA W. DUKE STATE OF TENNESSEE NOTARY PUBLIC

Laura W. Duke
Notary Public

Commission Expires: 3-27-11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shawn M. DeHaven, to me known to the person described in and who executed the foregoing instrument on behalf of his wife, Jennifer N. DeHaven, according to a Tennessee General Durable Power of Attorney being recorded simultaneously with this instrument.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 2008.

LAURA W. DUKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Laura W. Duke
Notary Public

Commission Expires: 3-27-11