Davidson County DEEDWARR
Recvd: 10/24/08 12:34 2 pgs
Fees:13.00 Taxes:795.50

20081024-0106568

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Dorothy L. Tidwell
Affiant

Subscribed and sworn to before me, this 23rd DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

ADAM LAFFOON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

B-FHR-08-1300

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY FRANCIS DAVIS	New Owner (NAME)	
1300 SAUNDERS AVENUE (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	051-11-007.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we HENRY L. STOWERS AND WIFE, ANN E. STOWERS, TRUSTEES OF THE STOWERS JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D JANUARY 3, 1996, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOROTHY TIDWELL, A MARRIED WOMAN , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 ON THE PLAN OF OAKLAND ACRES, SECTION VII, OF RECORD IN PLAT BOOK 2663, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO HENRY L. STOWERS AND WIFE, ANN E. STOWERS BY DEED FROM D. B. LAMP AND WIFE, CLARICE R. LAMP OF RECORD IN BOOK 11674, PAGE 654 ON 09/21/1999 AND FILED FOR RECORD ON 09/24/1999, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED TO HENRY L. STOWERS AND WIFE, ANN E. STOWERS, TRUSTEES OF THE STOWERS JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D JANUARY 3, 1996 BY DEED FROM HENRY L. STOWERS AND ANN E. STOWERS OF RECORD IN INSTRUMENT 200104250040817 ON 04/16/2001 AND FILED FOR RECORD ON 04/25/2001, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID HENRY L. STOWERS, TRUSTEE, IS NOW DECEASED LEAVING ANN E. STOWERS, AS SOLE TRUSTEE WITH FULL POWER TO CONVEY SAID PROPERTY AS SET OUT IN THE JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D JANUARY 3, 1996.

unimproved ( )
This is improved (X) property, known as 1300 Saunders Ave, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of October, 2008.

ANN E. STOWERS, Trustee of the Stowers Joint Revocable Living Trust Agreement U/A/D January 3, 1996

Ann E Stowers

ANN E. STOWERS, Trustee

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 23rd day of October, 2008, before me personally appeared Ann E. Stowers, Trustee of the HENRY L. STOWERS and wife, ANN E. STOWERS, Trustees of the Stowers Joint Revocable Living Trust Agreement U/A/D January 3, 1996, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of October, 2008.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903